

Colonial Homes



Garlinghouse "COLONIAL HOMES"

FOURTH EDITION

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PLANS—The complete working plans consist of blue prints of all four elevations, basement and all floor plans and details showing built-in features and intricate parts, all drawn to a scale of not less than one-fourth inch to one foot. Also, a plot plan in blank to be filled in locally.

SPECIFICATIONS—The specifications ex-

plain in detail the construction of the house from the excavation to the interior decoration.

LUMBER AND MILL LISTS—The lumber and mill lists consist of an itemized list of lumber and mill materials needed to construct the building and state where each item should be used.

USE THE HANDY ORDER BLANK ATTACHED!

The L. F. GARLINGHOUSE CO., Inc., 115 East Eighth St., Topeka, Kansas

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FOURTH EDITION

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I. G. LIEURANCE, *Designer*



No. 6490—A fine example of the successful modernization of the basic Cape Cod design, this lovely four bedroom house is ideally planned to meet the needs of an active modern family. The living room and dining room provide ample open space for entertainment; the den for seclusion.

Cubic Feet:

Basement	10,278
First Floor	10,735
Second Floor	8,100
Attic	3,600
Garage	3,960

Complete plans as shown or reversed, specifications, lumber and mill list \$22.50

Duplicate sets with original order Per set, 5.00

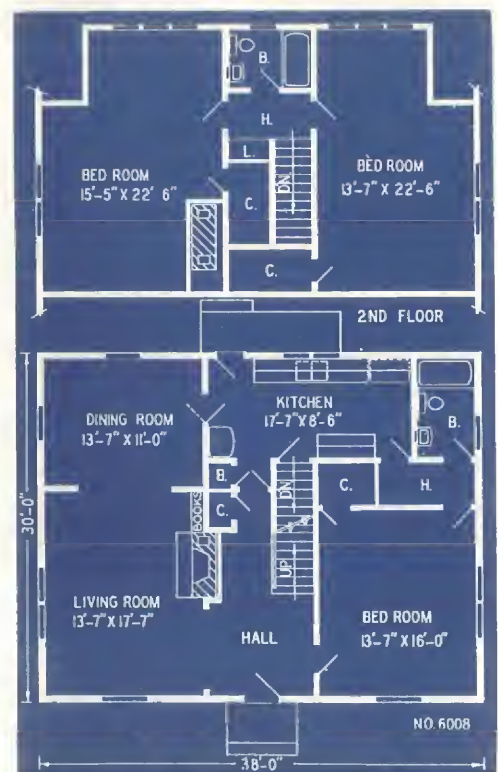


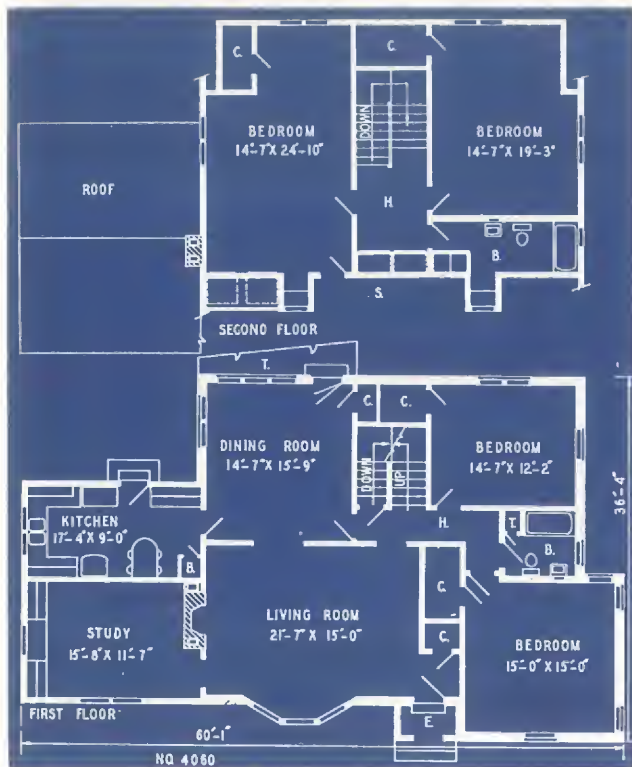
No. 6008—When adapted to a modern floor plan such as this there is a never-failing charm in a Cape Cod design. Equally attractive in an area of single-story houses or story-and-a-half, this Cape Cod has three large bedrooms, two full baths, and generous closet space. Being served by a hallway, the first floor bath is equally accessible from either the kitchen or the bedroom. The central hall with open stairway lends itself to interesting decorative treatment. There is a full basement.

Cubic Feet:

Basement	9,690
First Floor	10,716
Second Floor	7,174
Attic	2,280

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No. 4060—This eight room Colonial home has many noteworthy features. Each of the four bedrooms is of generous size and ample closet space has been provided throughout the entire house. There are built-in chests of drawers located in the large second floor bedroom and hall. The study or den with book shelves at one end is set off from the living room and can be closed off entirely, if desired, by the addition of a door. The U-shaped kitchen contains plenty of cupboard space and sufficient room for a breakfast table. The house is of frame construction brick veneered, with siding used on the study, kitchen and second floor exteriors.

Cubic Feet:

Basement	10,214
First Floor	13,667
Second Floor	6,063

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No. 5255—Here is a modern version of an early Cape Cod design that has been modified by use of gabled dormers. The plan employs the use of a Scandinavian fireplace. The house is of frame construction finished with beveled siding. Clapboards can be used, if desired.

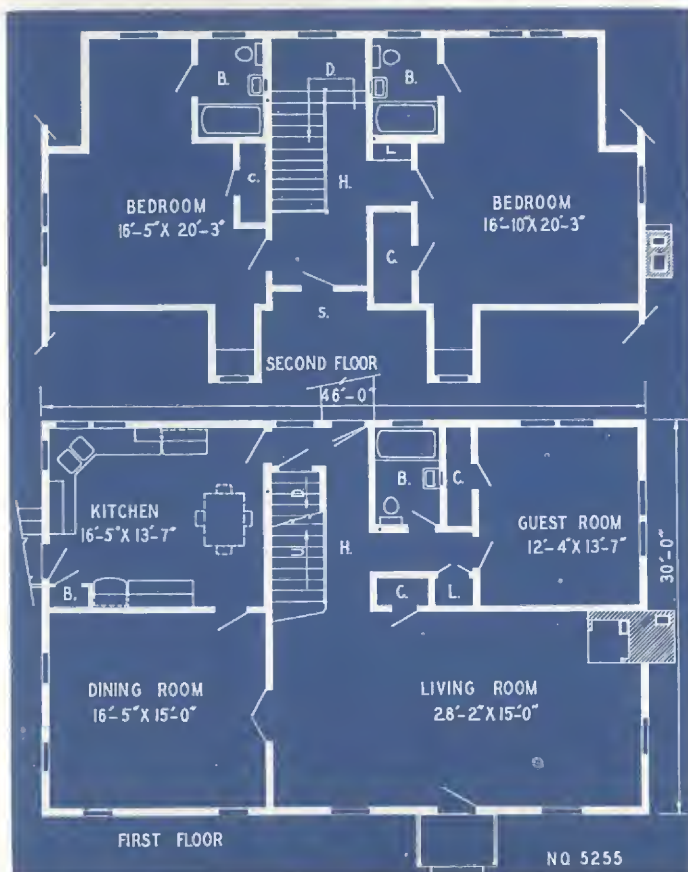
Cubic Feet:

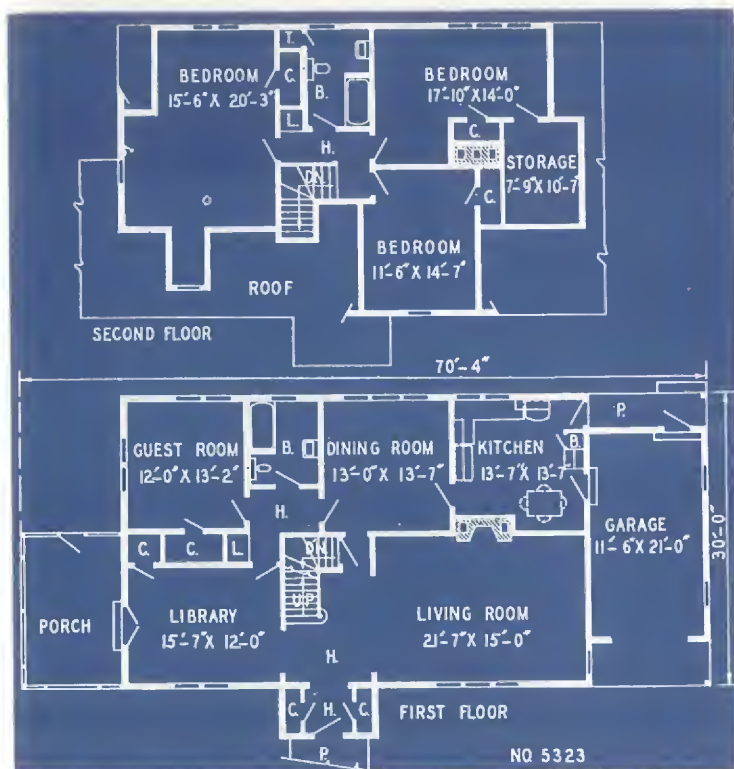
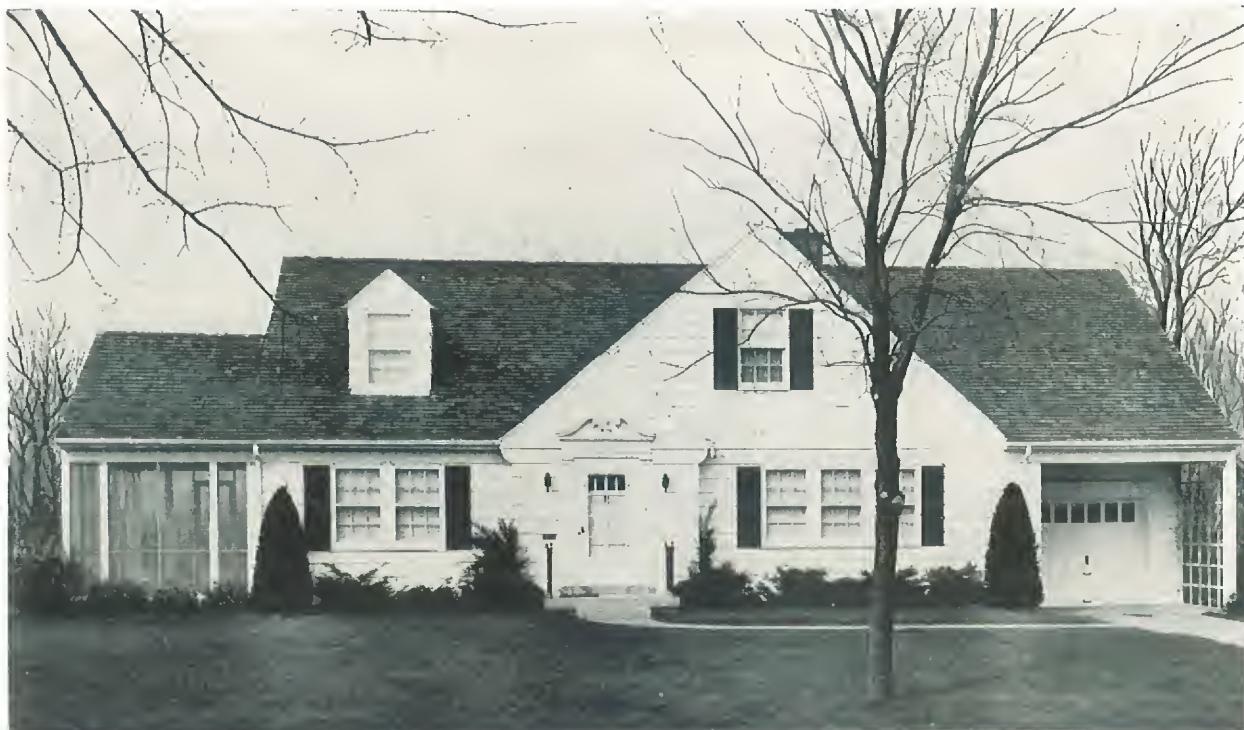
Basement	9,762
First Floor	9,762
Second Floor	6,006

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No. 5323—Here is a Colonial design that is suitable for either town or country. The eight rooms are well arranged and utilize all available space to good advantage. The living room being located off the entrance hall offers many possibilities for furniture arrangements since it is unnecessary to pass through it to reach other rooms. There are numerous closets conveniently located and a large space for storage is on the second floor. There is a recreation room in the basement. The house is frame with a beveled sided exterior.

Cubic Feet:

Basement	7,118
First Floor	11,458
Second Floor	7,141
Garage	3,623

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No. 5221—The stately columns of this beautiful plantation type home indicate a home of gracious living and hospitality. This design has an exceptionally lovely stairs. The complete plans show eight beautiful rooms, breakfast room, three baths, and a full basement with recreation room.

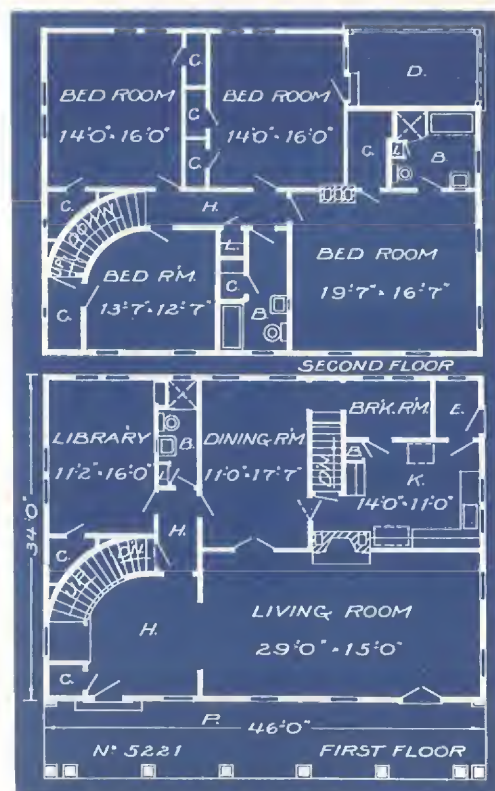
Cubic Feet:

Basement	12,512
First Floor	13,294
Second Floor	12,614

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No. 4400—This is one of our most beautiful Colonial designs and, with its simple elegance and quiet dignity, is typical of the Old South. The construction is brick veneer, but wide siding may be used quite as successfully.

Cubic Feet:

Basement	9,640
First Floor	10,243
Second Floor	10,107
Garage	3,200

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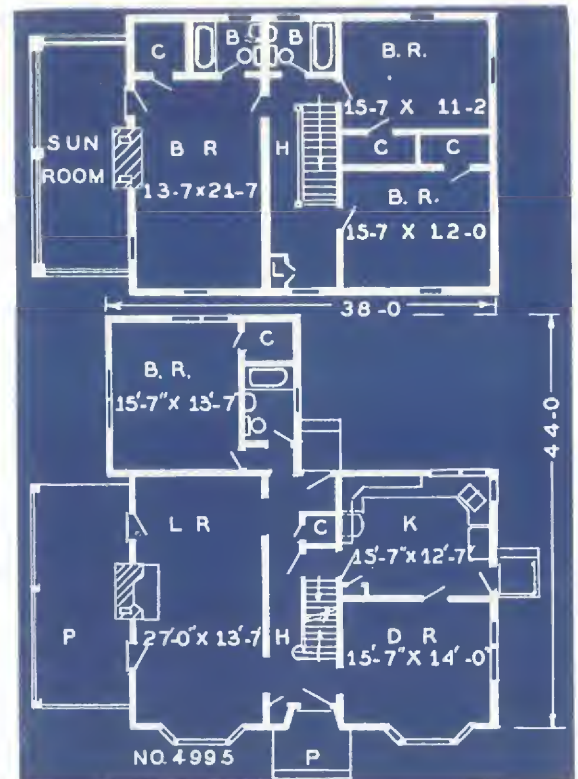
No. 4995—A modern version of a New England Colonial design. The house is frame finished with conventional beveled siding for the first floor and vertical siding on the second floor to maintain a pleasant balance. Downstairs bedroom can be omitted and added at a later date, if desired. The plans show a full basement under the main house.

Cubic Feet:

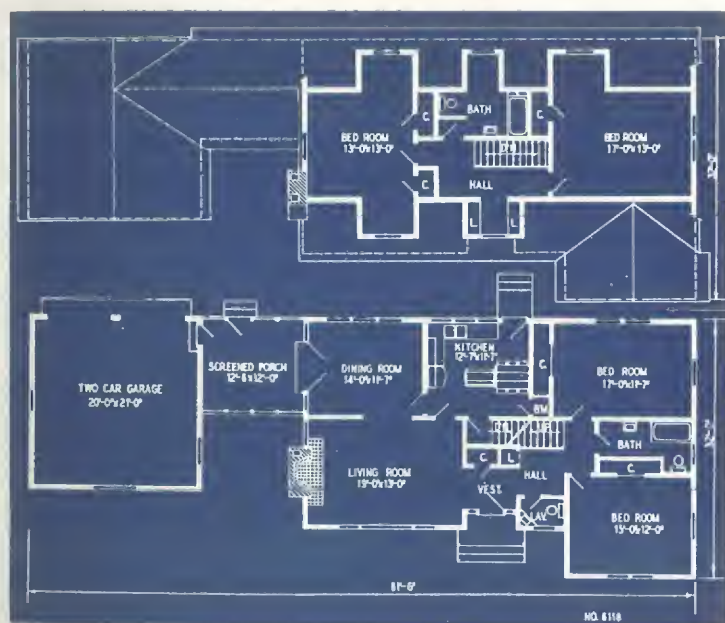
Basement	7,796
First Floor	11,042
Second Floor	7,309

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No. 6118—In this ideally proportioned modified Cape Cod design all four bedrooms are quite large and have two or more exposures. Because the ground floor is arranged as a luxurious five-room house in itself, this design is especially well adapted to the needs of a growing family. The second floor could be left unfinished until the family requirements were such that the extra rooms were needed. Then the front bedroom downstairs could be converted into a convenient library or den.

Cubic Feet:

Basement	12,096
First Floor	12,096
Second Floor	7,098
Attic	4,032
Garage	5,889

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To the visitor approaching a home for the first time, the entrance, the front lawn, the walk, the driveway, and the landscaping contribute greatly to the first impression. He then sees a beautifully designed doorway, inviting him to enter. Through the open door he glimpses shining floors, harmonious colors and tastefully furnished rooms. He is drawn on into the house, to its comfortable furniture, its carefully thought-out appointments. On every side he sees the personality of the occupants reflected in the lovely and livable rooms. He thinks to himself, "This is a HOME."



No. 6475—Seven nicely-proportioned rooms, two baths, and a storage room which could be used as a play space or as a sewing room, are included in the compact plan for this modern story-and-a-half design. The contrasting vertical siding of varnished wood is used only for the front elevation.

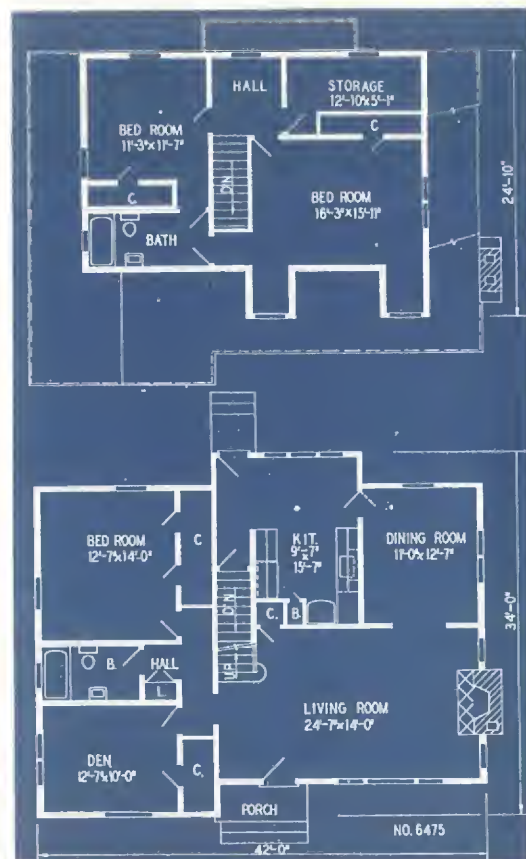
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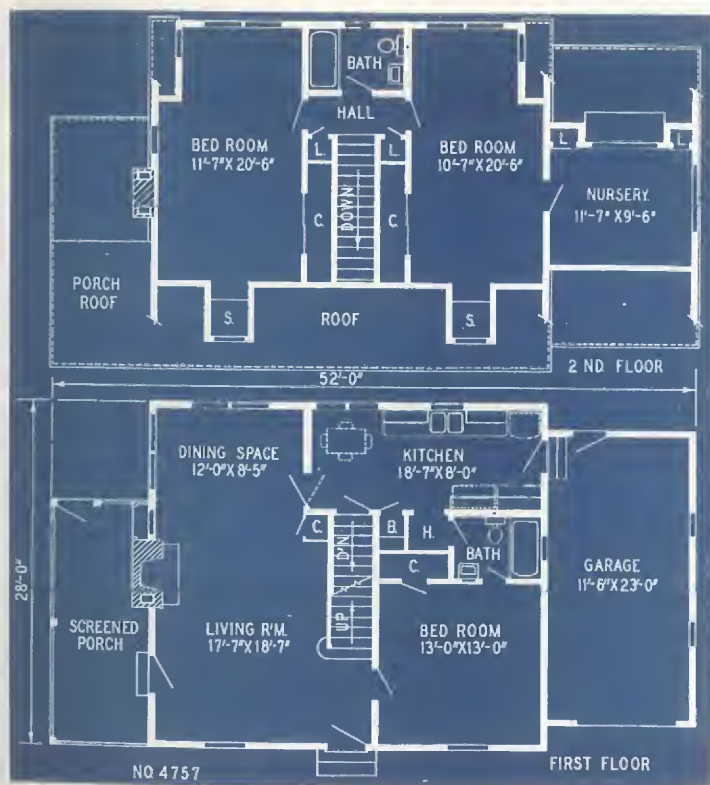
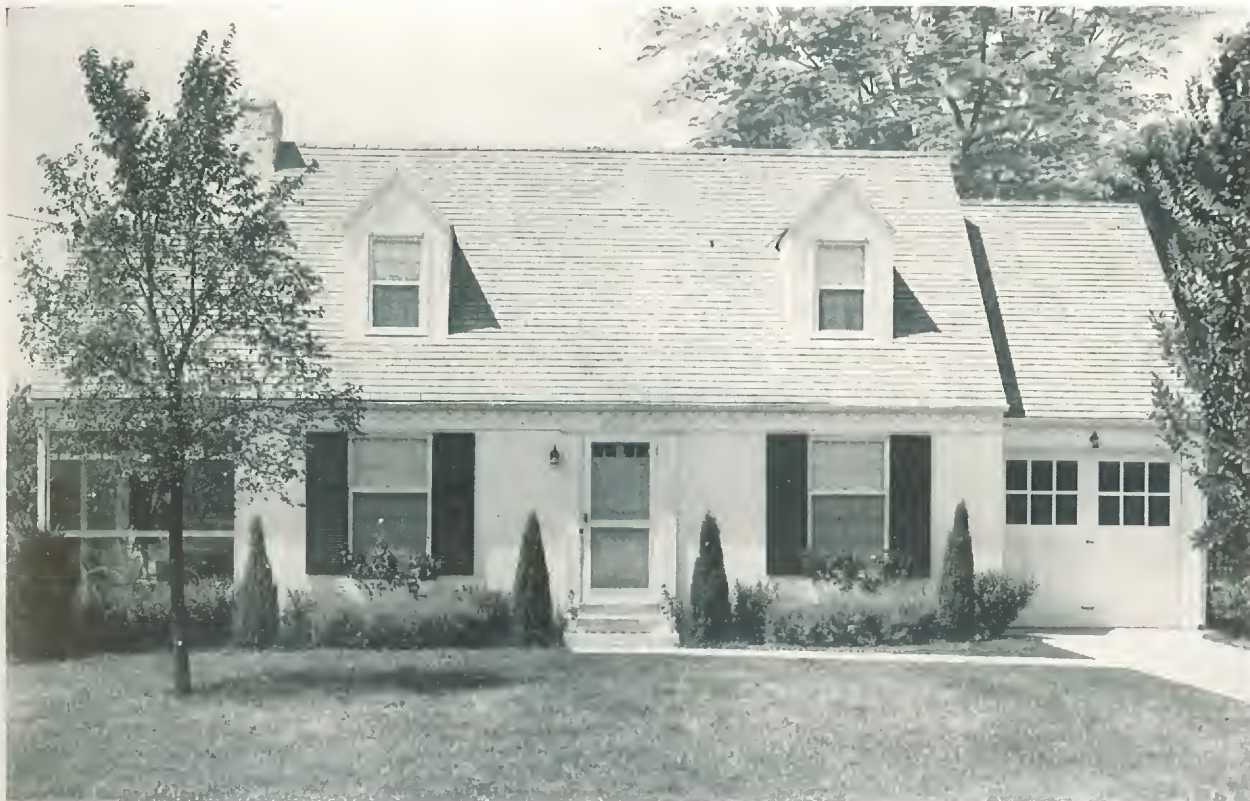
Basement	10,787
First Floor	10,787
Second Floor	6,010
Attic	1,768

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MINOR ALTERATIONS CAN BE MADE BY BUILDERS. It is impractical to change the tracings of the master plans to show alterations for individual cases. However, minor alterations in design, material substitutions, etc., can be made by any competent builder without going to the expense of making special plans, which usually costs several times the price of our stock plans.





No. 4757—This attractive 1½ story Cape Cod design employs the use of vertical siding for the exterior. Sliding doors are specified in the closets of upstairs bedrooms to allow maximum use of floor space. If house is to be placed on a narrow lot, porch and garage may be easily omitted without detracting from the general appearance.

Cubic Feet:

Basement	6,638
First Floor	7,917
Second Floor	5,380
Garage	2,508

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No. 4589—The many outstanding features in this design are the result of careful planning. The living room with the fireplace located at one end offers many variations of furniture arrangement. The entrances to the large dining room are located to utilize maximum space in this room. The U-shaped kitchen arrangement is popular in the modern home of today. An open stairway leads to the upstairs bedrooms that feature built-in chest of drawers and seats in the dormer windows. If house is to be placed on a small lot, the breezeway and garage can be omitted without detracting too much from the exterior appearance. The house is of frame construction with sided exterior.

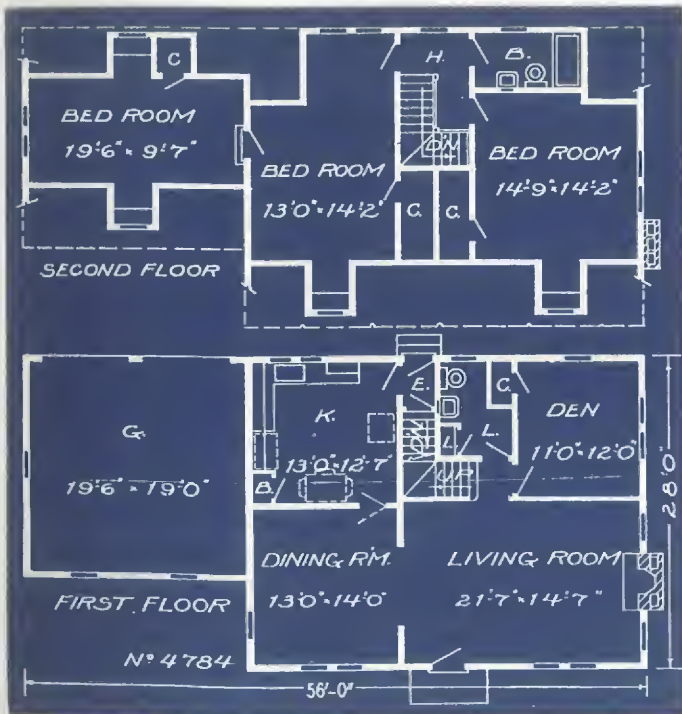
Cubic Feet:

Basement	7,690
First Floor	9,991
Second Floor	5,358
Garage	2,840



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No. 4784—A stone wall capped with brick surrounds this lovely home. Seven excellent rooms, a full bath and a half-bath, closets, double garage and a full basement with recreation room are shown by the complete plans. The room over the garage will make an excellent child's room or study.

Cubic Feet:

Basement	8,064
First Floor	8,568
Second Floor	7,012
Garage	3,200

Complete plans as shown or reversed, specifications, lumber and mill list \$20.00

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You will need complete construction plans when making a loan application for your new home. Order from your dealer, loan company, or The L. F. Garlinghouse Co., Inc., Topeka, Kansas.



No. 4555—This design appears to be just a beautiful little Early American cottage, but in reality it is much larger and contains seven excellent rooms, two baths and closets. The large screen porch is a much desired feature. One of the bedrooms may be used as a library, if desired.

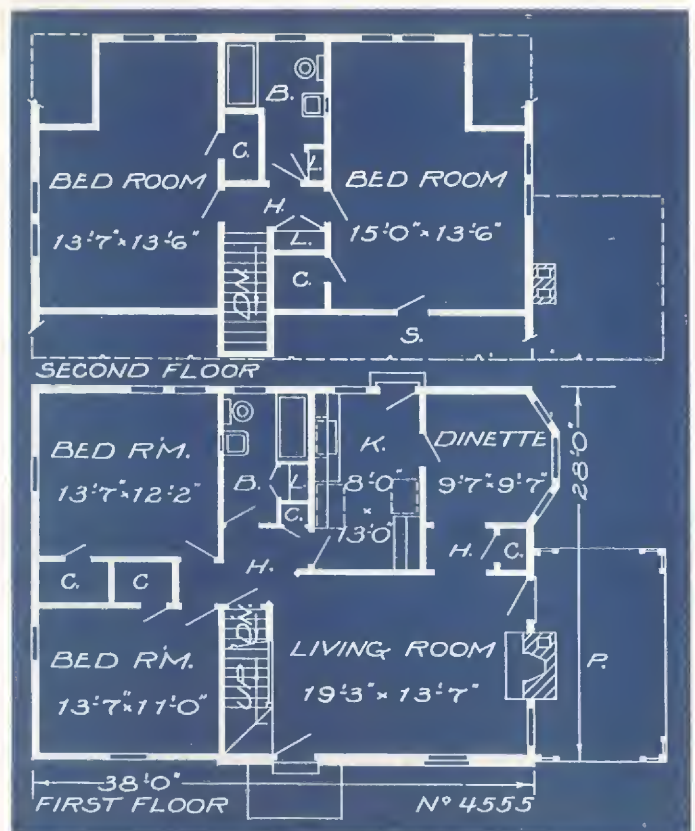
Cubic Feet:

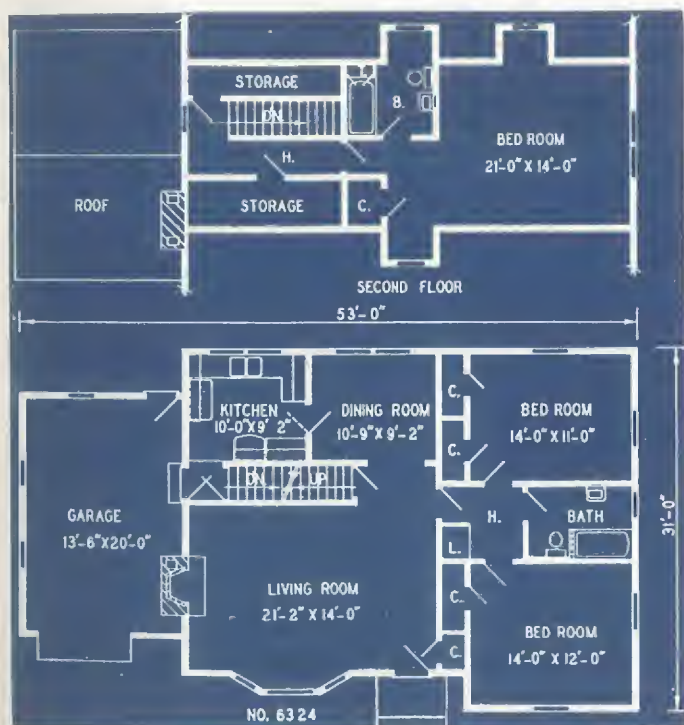
Basement	8,640
First Floor	9,180
Second Floor	6,080

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No. 6324—The use of vertical siding and shingles gives this Colonial house a pleasing sense of balance. The living room is of generous size and the well-located fireplace permits an interesting furniture arrangement. The kitchen with its twin sinks has a generous supply of cupboards. This house could be built originally with the second floor left unfinished until a later time. The upper arrangement allows for a bedroom of an impressive size, with convenient storage space for clothes and infrequently-used articles.

Cubic Feet:

Basement	10,632
First Floor	10,792
Second Floor	5,634
Attic	3,444
Garage	4,116

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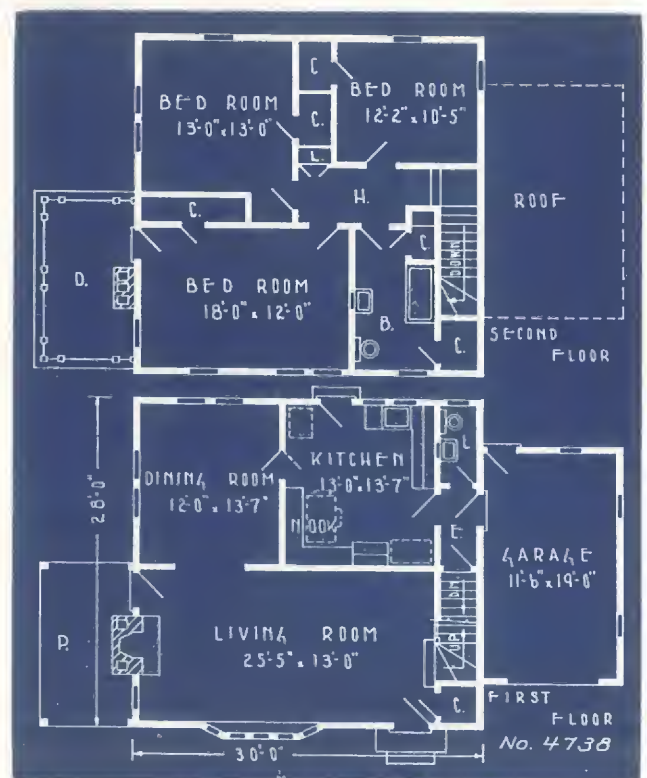


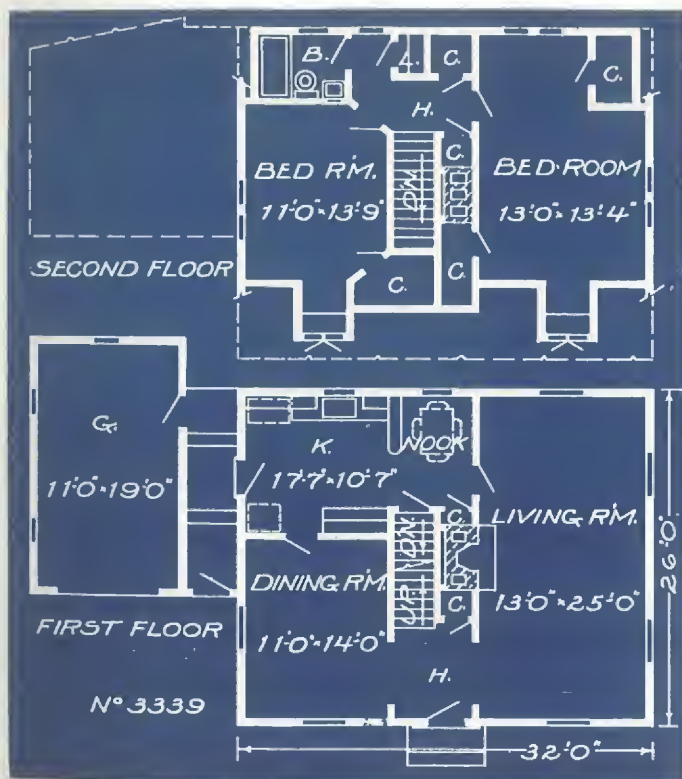
No. 4738—This beautiful Colonial home is quite up-to-date with vertical siding across the front of the first story and the garage conveniently attached. Windows in the bay are sufficiently high as to permit any desired furniture arrangement under them. The roof of the screened-in porch is weight-bearing in order to permit its use as a sun deck. The two-piece bath would be a convenient wash-up room for the children as they come in from play.

	Cubic Feet:
Basement	6,880
First Floor	7,310
Second Floor	7,140
Garage	1,920

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No. 3339—A lovely Cape Cod design with an attached garage. An excellent plan arrangement of five rooms, bath and closets is shown. The kitchen with its many built-in fixtures and breakfast nook is especially convenient.

Cubic Feet:

Basement	6,240
First Floor	6,630
Second Floor	5,120
Garage	1,920

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To build without definite plans invites misunderstandings, possibility of costly mistakes and faulty, weak construction.

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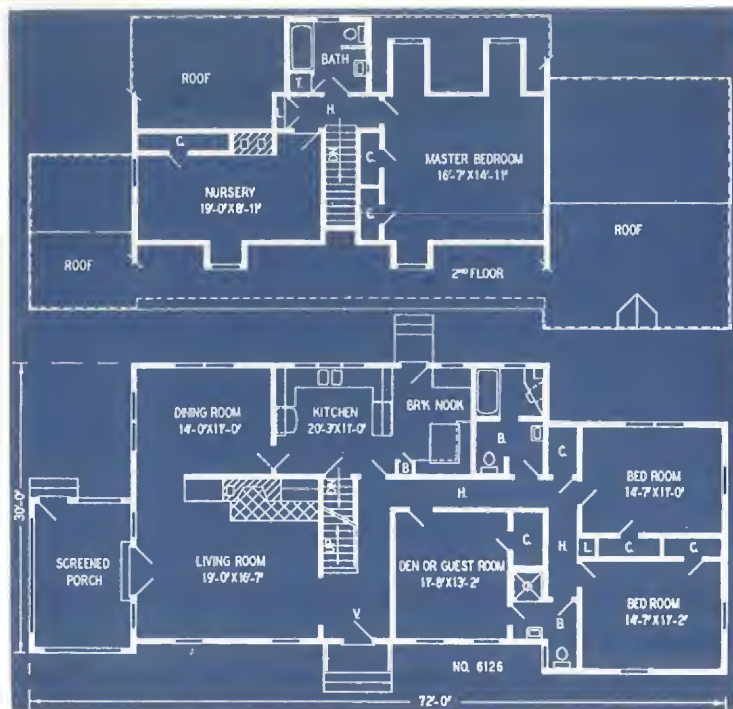
No. 6126—This eight room Colonial home has many noteworthy features. Each of the four bedrooms is of generous size and ample closet space has been provided throughout the entire house. The central hall plan makes each room easily accessible from either the front or the rear door. The kitchen and breakfast nook are sufficiently large that automatic laundry equipment could be placed here without creating any inconvenience. The baths are skillfully located not only to serve the bedrooms, but also the rest of the house.

Cubic Feet:

Basement	10,599
First Floor	16,281
Second Floor	6,554
Attic	5,196

Complete plans as shown or reversed.
specifications, lumber and
mill list \$25.00

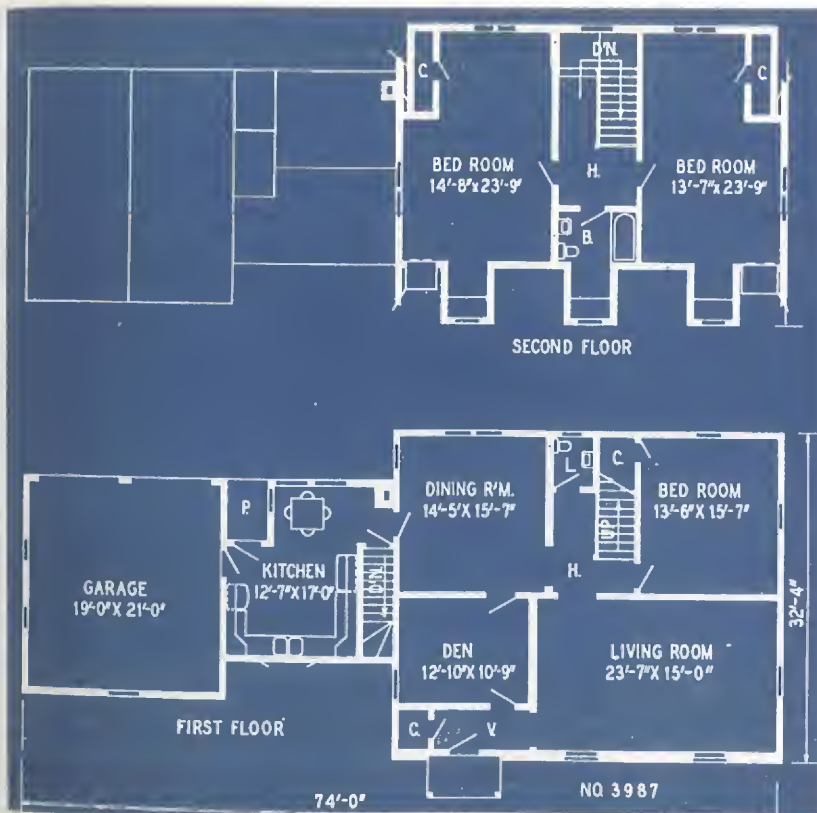
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Minor alterations in design and material substitutions can be handled by any competent builder, without going to the expense of making up special plans.



No. 3987—The floor plan of this Colonial type house encompasses all that is needed for gracious living—a large well-lighted living room with possibilities for various furniture arrangements. The dining room is readily accessible from all rooms and the den is of sufficient size to be used for an office if desired. An open stairway leads to the upstairs bedrooms, each of which contains a built-in chest of drawers and a large closet. The house is of frame construction with stone veneer used across the front of the living room and entry to make an unusually attractive exterior.



Cubic Feet:

Basement . . .	9,083
First Floor . . .	11,394
Second Floor . . .	5,385
Garage . . .	2,991

Complete plans as shown or reversed,
specifications, lumber and
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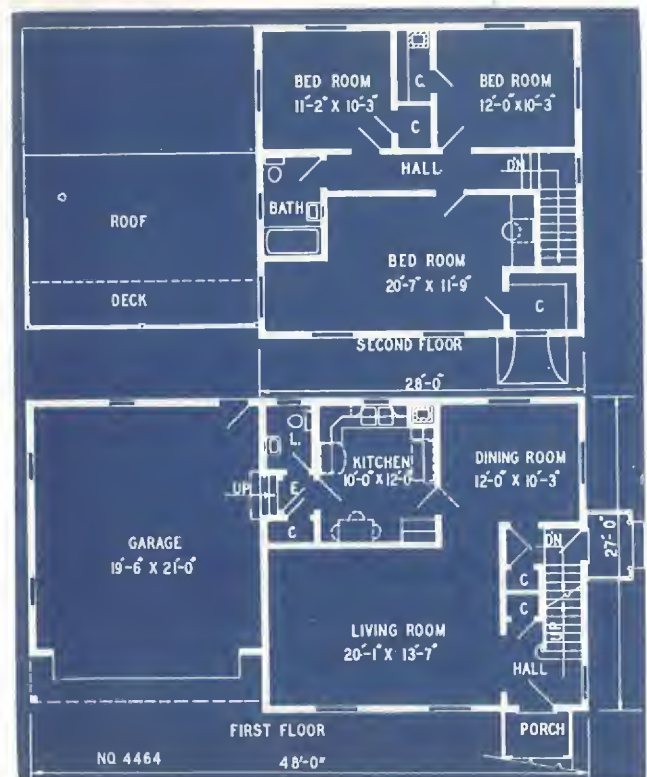
No. 4464—A New England Colonial house with a compact room arrangement that has been well planned. All rooms can easily be reached from the entrance hall without affecting the furniture arrangements. This house can be adapted to a narrow lot by omitting the garage and placing a window at the end of the living room. The U-shaped kitchen is arranged for efficiency and contains sufficient space for a breakfast table. The house is of frame construction covered with shingles.

Cubic Feet:

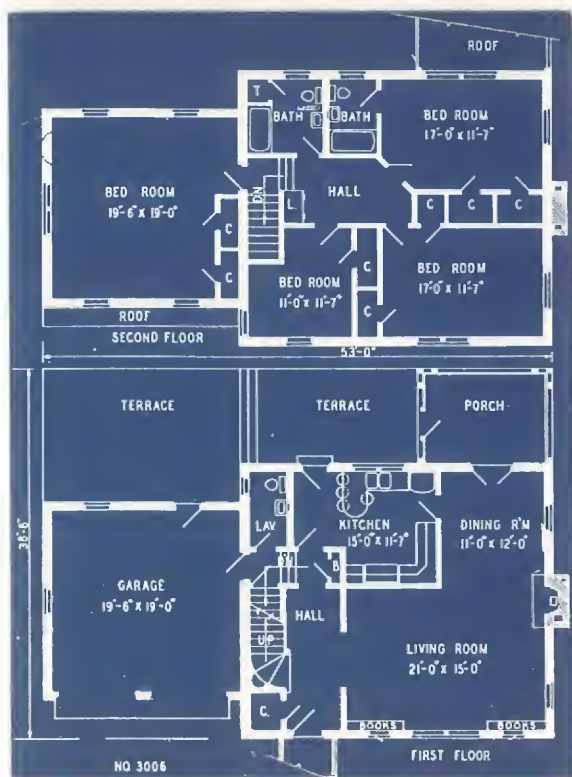
Basement	5,490
First Floor	5,695
Second Floor	5,146
Garage	4,095

Complete plans as shown or reversed, specifications, lumber and mill list . . \$20.00

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No. 3006—This type of design is reminiscent of the English Tudor design with modern modifications. The flowing space created by the living room and dining room gives an air of additional spaciousness. The large hall and open winding stairs give the interior a luxurious appearance. A snack bar located in the kitchen is a handy work and space saver. Ample closet space has been provided throughout the entire house. The large bedroom over the garage can easily be converted into a recreation room or a playroom for young children. The construction of the house is frame with painted brick veneer for the exterior walls.

Cubic Feet:

Basement	6,245
First Floor	7,933
Second Floor	9,082
Garage	3,075

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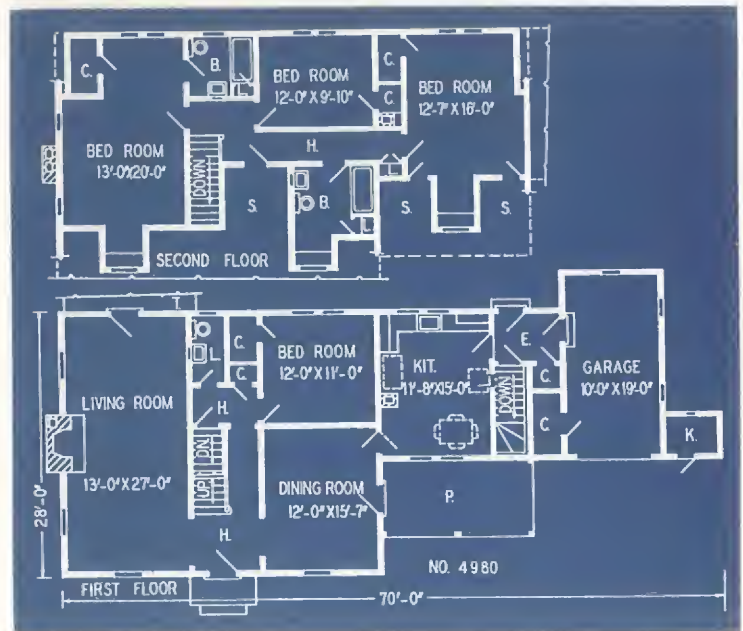
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No. 4980—This beautiful farmhouse type of design is commodious and exceptionally well arranged. Seven large rooms, two baths, a half bath and closets are shown by the floor plan. The garage and kennel are also made a part of, and adds greatly to, the main design.

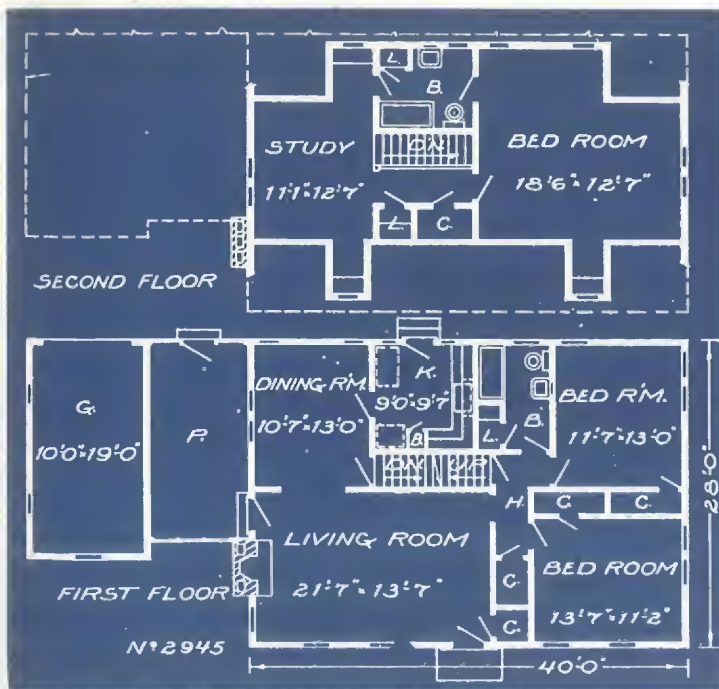
Cubic Feet:

Basement	9,744
First Floor	10,353
Second Floor	6,592
Garage	1,760



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No. 2945—A beautiful Cape Code Colonial design with a large porch between the house and garage is illustrated here. The cozy homelike atmosphere extends a greeting of welcome to the guests who approach and enter the dignified doorway.

Cubic Feet:

Basement	8,960
First Floor	9,520
Second Floor	5,160
Garage	1,760

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No. 3962—This beautiful Cape Cod design is shown with brick veneer for the exterior. The plans show six large, fine rooms, well arranged to give the greatest comfort and convenience to the occupants.

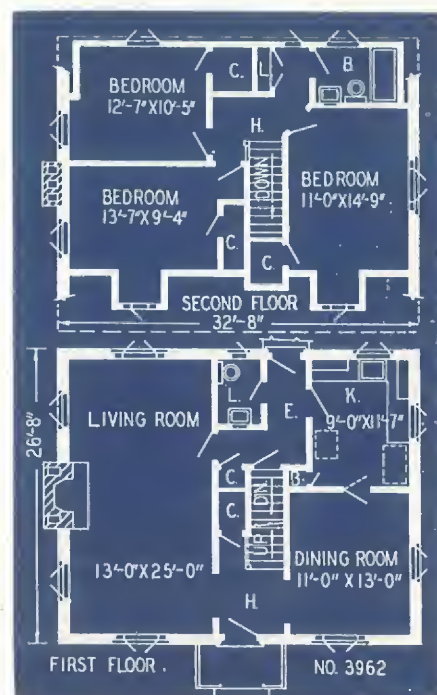
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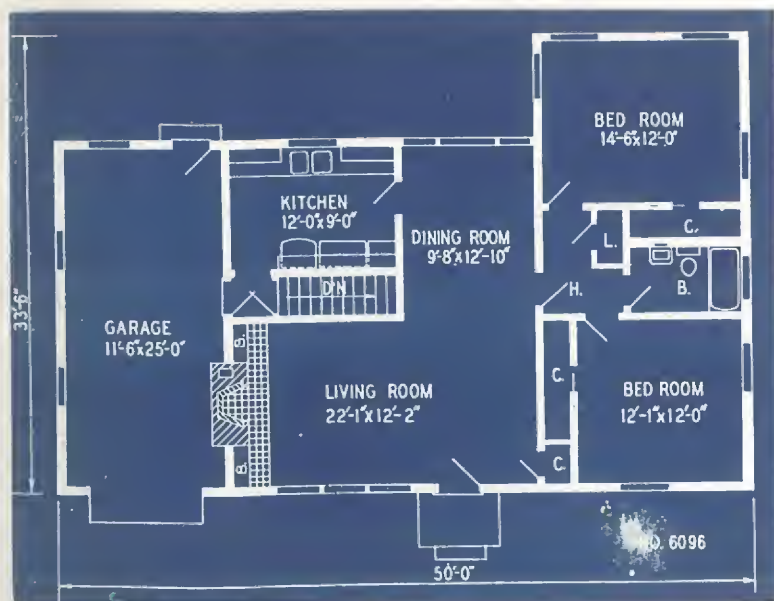
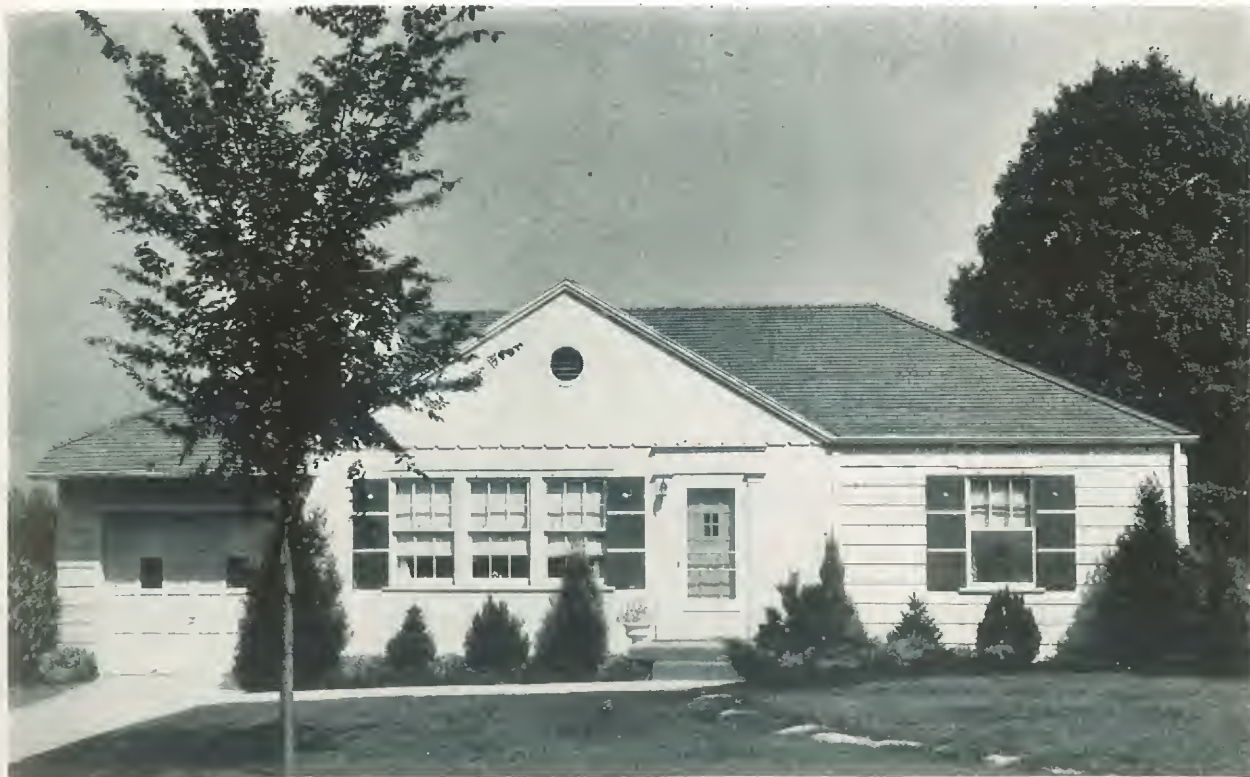
Basement	6,656
First Floor	7,072
Second Floor	5,984

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No. 6096—A modern adaptation of the Colonial cottage, this design contains five good - sized rooms which are conveniently arranged. Construction is of wood shingles except for the mid-front section which is vertical siding. The living-dining room space has excellent front and rear lighting and ventilation. Built-in bookcases flank the fireplace. Both bedrooms have wardrobe closets with sliding doors. There is a partial basement for laundry and heating purposes.

Cubic Feet:

Basement	5,382
First Floor	10,406
Attic	4,428
Garage	2,808

Complete plans as shown or reversed, specifications, lumber and mill list \$15.00
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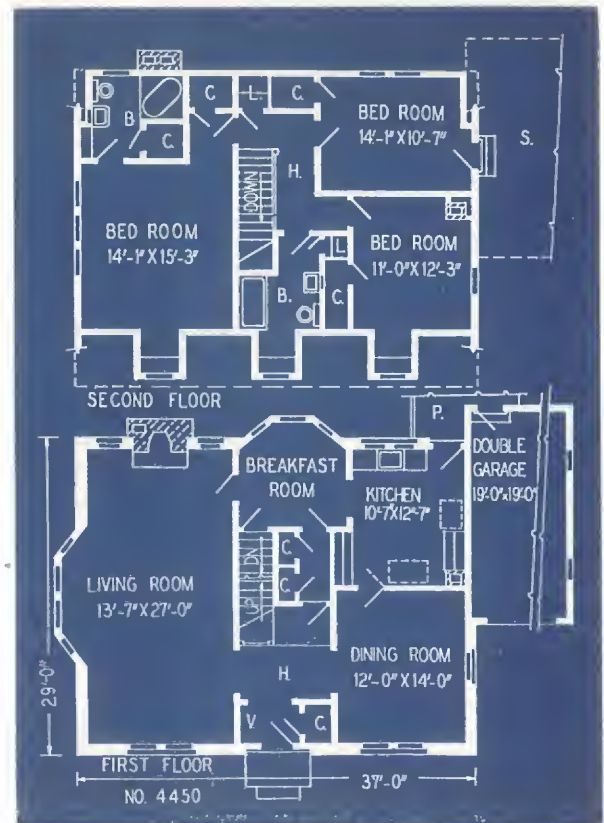
No. 4450—Rock veneer is used for the exterior of the first story of this very beautiful home, but either brick veneer or wide siding will be quite as attractive. The double garage is conveniently attached but may be omitted or built in the rear if desired. An excellent plan arrangement is shown for this lovely design.

Cubic Feet:

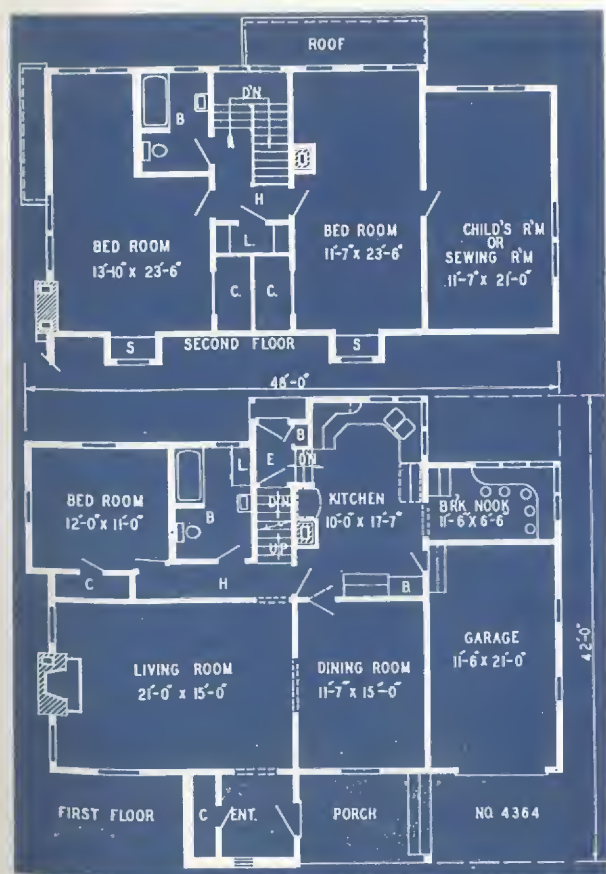
Basement	8,872
First Floor	9,427
Second Floor	7,548
Garage	3,200

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No. 4364—The use of vertical siding and shingles give this Colonial home a pleasing sense of balance. The living room is of generous size and the well located fireplace permits an interesting furniture arrangement. The kitchen with its twin corner sinks has a generous supply of cupboards and corner windows flood the room with light. The breakfast nook is made attractive by the use of many windows and a built-in table arrangement. The space over the garage can be used for a child's room, sewing room, for general storage, or if preferred it can be finished at a later date.

Cubic Feet:

Basement	7,957
First Floor	8,881
Second Floor	7,645
Garage	2,245

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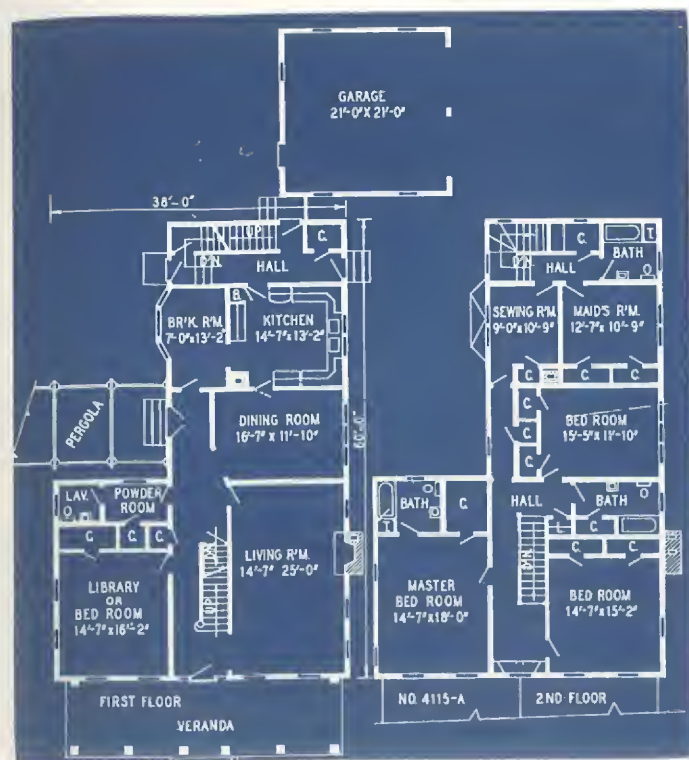


This beautiful Southern Colonial home with its stately columns, resting among the trees, encircled and enriched by its lovely gardens, has an atmosphere of gracious living and the hospitality of the South. The outstanding feature of this Southern Colonial style, namely, the veranda with columns two stories high is the development of the original design which was influenced by the warm climate, which invited a considerable amount of outdoor living and made it desirable to shelter the windows from the direct rays of the sun. The construction of this house is frame with wide siding for the exterior. The foundation is concrete and the roof may be either wood or composition shingles.

There are two plans for this design shown on the opposite page. Choose the one that best fits your requirements.

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At left—No. 4115A—This is one of the plans for the photograph on the opposite page. The first floor plan shows a central hall. At the left of the hall is a room which may be used as a library or a guest room with a large closet; also there are two other closets, a powder room and a lavatory. At the right of the hall is a large living room. In the rear wing are the dining room, a hall with French doors opening out on to the pergola, breakfast room, kitchen and a rear hall with a closet and stairs leading both up and down.



The second floor plan shows three large bed-rooms, three baths, many closets, maid's room, sewing room, and a front hall with both a front and a rear stairs. A full basement is shown by the complete plans in which is a large recreation room with fireplace, lavatory, heating plant, laundry and store rooms. At the rear of the house is a double garage.

Cubic Feet:

Basement	13,384
First Floor	16,479
Second Floor	14,053
Garage	4,410

Complete plans as shown or reversed, specifications, lumber and mill list \$25.00

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At right—No. 4115B—This is the other of the two plans for the photograph shown on the opposite page. The first floor plan shows a large living room, study, bedroom, bath, dining room, breakfast nook, kitchen and rear hall in which are located stairs both up and down. There are ample closets on the first floor.

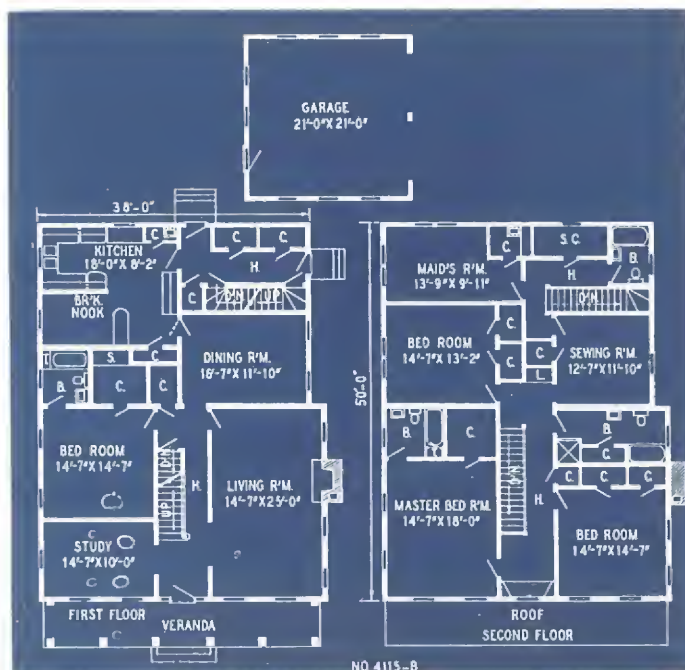
The second floor plan shows three large bedrooms, a sewing room, maid's room, three baths, eleven closets and both front and rear stairs. A full basement is shown by the complete plans in which are a large recreation room with fireplace, lavatory, heating plant, laundry and store rooms. At the rear of the house is a double garage.

Cubic Feet:

Basement	14,120
First Floor	21,492
Second Floor	14,806
Garage	4,410

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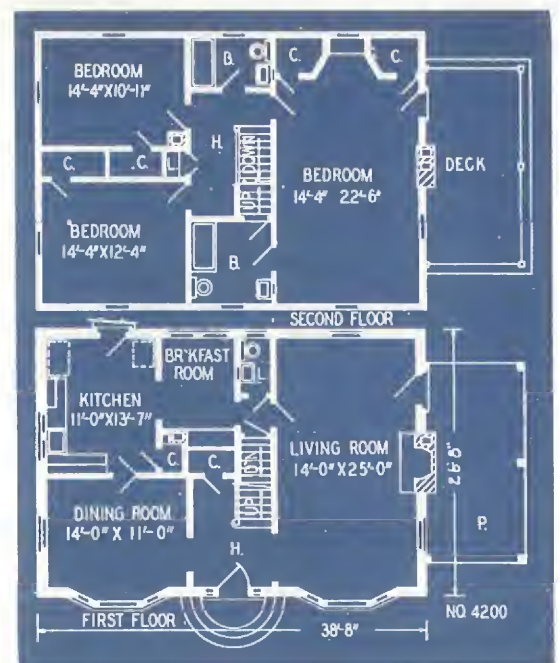
No. 4200—The simple dignity expressed in this design has appealed to the people of this country since the building of the first houses in our land. Brick veneer is used for the first story and siding above.

Cubic Feet:

Basement	8,680
First Floor	9,223
Second Floor	8,951
Attic	4,212

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No. 6020—If the family requires a large house on a smaller lot few designs are as practical as the conventional two-story square frame house shown here in a modern version. Its conveniences are many. The spacious entry hall with its guest closet not only offers an attractive setting for the exposed stairway, but also provides access to the kitchen, leaving the living room free from cross-traffic. Depending upon the owner's preference the rear room can either be a study with built-ins and storage closets or a well-proportioned bedroom. The master bedroom is commodious, with a self-contained bath and two walk-in closets with storage shelves. All bedrooms are especially cheerful since they have four sizeable windows.

Cubic Feet:

Basement	9,724
First Floor	10,754
Second Floor	10,296
Attic	3,432

Complete plans as shown or reversed, specifications, lumber and mill list \$22.50

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No. 4338—Here is another of the very popular type of two story Colonial designs. The garage is shown conveniently attached but may be omitted if preferred. The house plan shows an excellent arrangement of six rooms, breakfast room, bath, half-bath, and closets.

Cubic Feet:

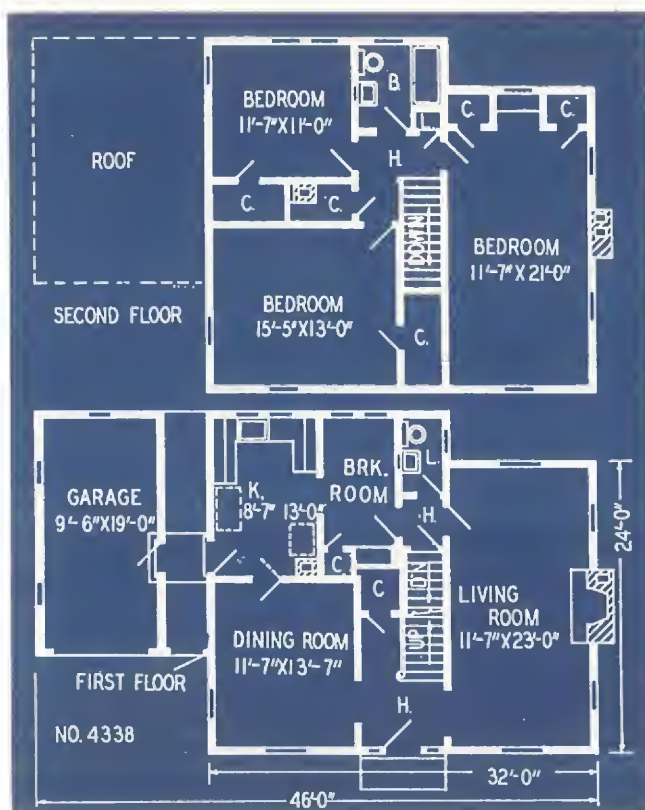
Basement	6,784
First Floor	7,208
Second Floor	7,480
Garage	1,600

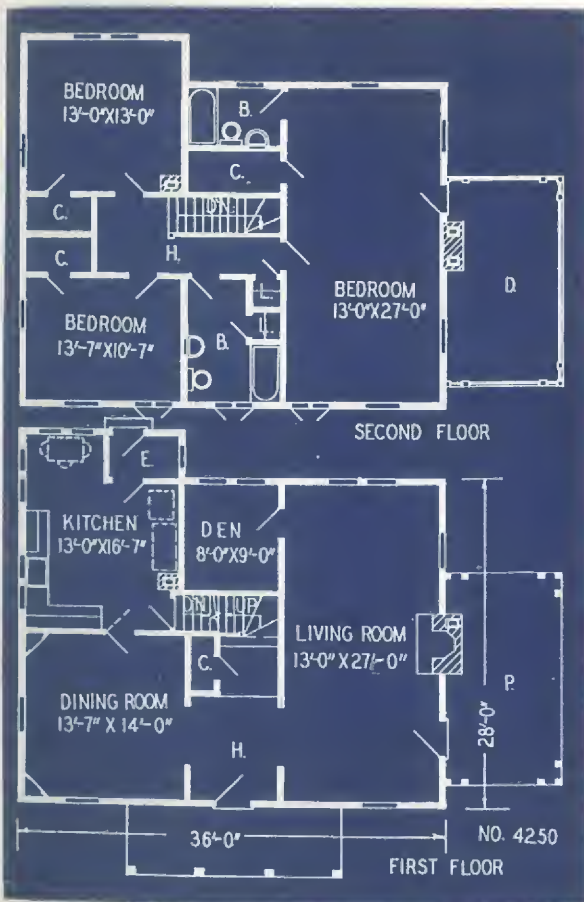
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No. 4250—A beautiful Colonial type of house that is always in demand. Six large rooms, two bath rooms, closets and den make up the floor plans. The complete plans show a recreation room in the basement.

Cubic Feet:

Basement	8,512
First Floor	9,044
Second Floor	9,044

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The "reverse" of a plan means that the rooms which are shown on the left in the photo and floor diagram would be placed on the right. All dimensions and proportions are retained in the plan as reversed. To obtain the effect of a reversed plan hold the photo to a strong light and look through the rear side. Reverses are provided to allow you to orient the house to suit your lot.



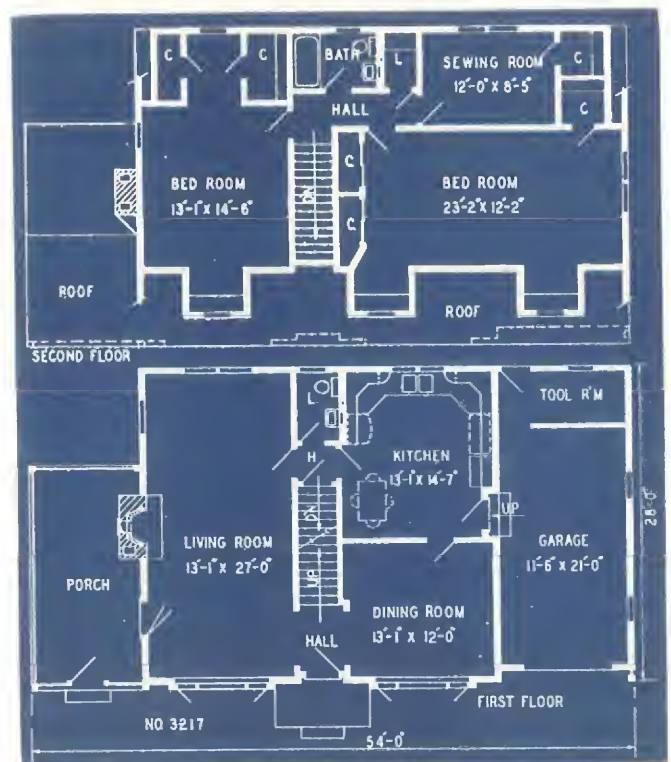
No. 3217—The spacious living room shown in this design is planned for enjoyable hours for the entire family. The adjacent porch adds to its comfort and usefulness. The fireplace is well located and the large window areas provide an abundance of light. Ample cupboard space with sufficient room for other equipment is provided in the kitchen. The sewing room on the second floor can be used for a child's room, if preferred. The house is of frame construction, shingles being used for the exterior surface with horizontal siding across the front section.

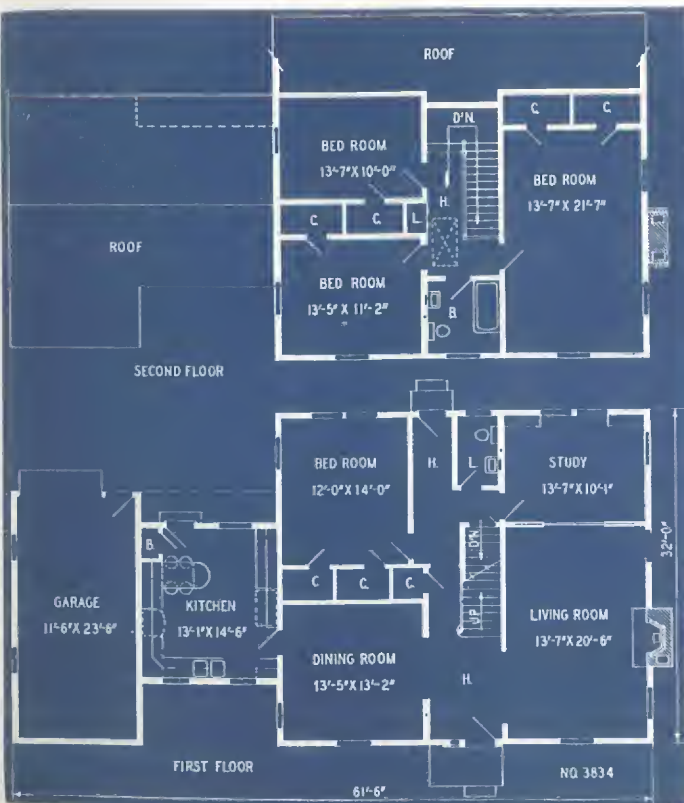
Cubic Feet:

Basement	6,985
First Floor	9,007
Second Floor	6,733
Garage	2,990

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No. 3834—Narrow siding has been used on the exterior of this design to bring out the effect of clapboards that were originally used on Early American type homes. The two story sloping roof at back of house is unbroken by any dormers or windows. There is a recreation room in the basement. An attractive open stairway leads to the second floor and a disappearing stairs is used for entry into the attic. The six foot opening between the living room and study is closed by use of sliding doors.

Cubic Feet:

Basement	10,368
First Floor	12,728
Second Floor	7,905
Attic	4,070
Garage	2,610

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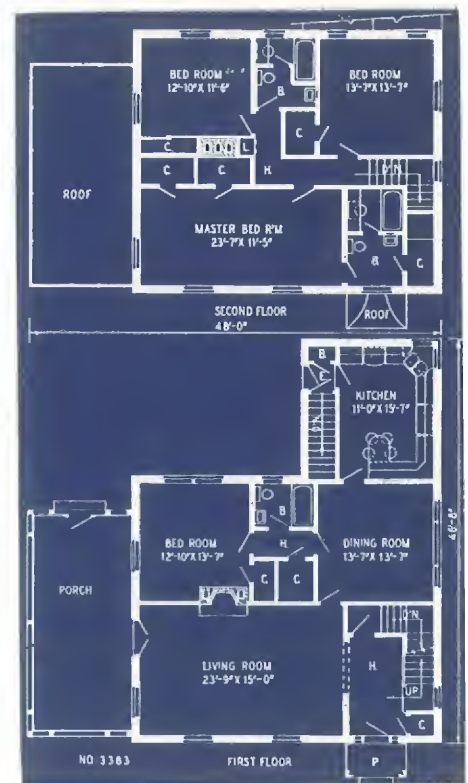
No. 3383—This New England Colonial design with a Georgian influence employs the use of brick veneer instead of the customary stone. The stairs at the front entry lead to a recreation room in the full basement and the stairs at the rear entry lead to furnace, laundry and storage rooms. The glass block partitions used in bathrooms give maximum use of space. A snack bar is conveniently located in the modern kitchen.

Cubic Feet:

Basement	17,711
First Floor	20,964
Second Floor	16,476

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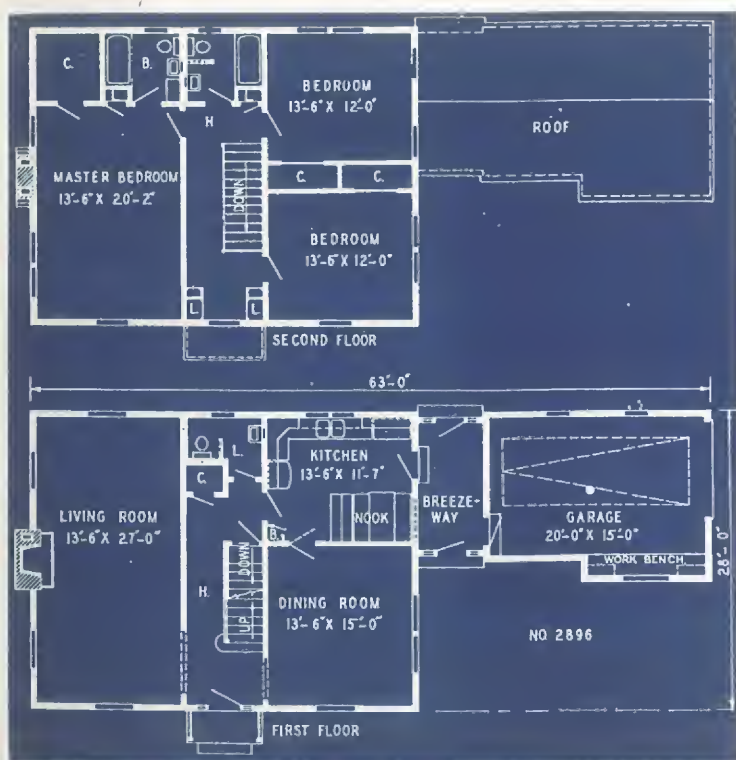
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No. 2896—Here is a truly livable Colonial home that is simple and plain, but attractive in appearance. All rooms can be entered from the large halls. The spacious well-lighted living room is an outstanding feature since it is set off from the other rooms. A conveniently arranged kitchen permits easy access to the dining room, lavatory, hall and breezeway. The sliding doors located in the closets of the small bedrooms eliminate waste space. Garage is designed to include space for work bench and tools. Garage and breezeway may be omitted if house is to be placed on a narrow lot. The house is of frame construction with shingled exterior.



Cubic Feet:

Basement	7,412
First Floor	7,988
Second Floor	7,412
Garage	2,730

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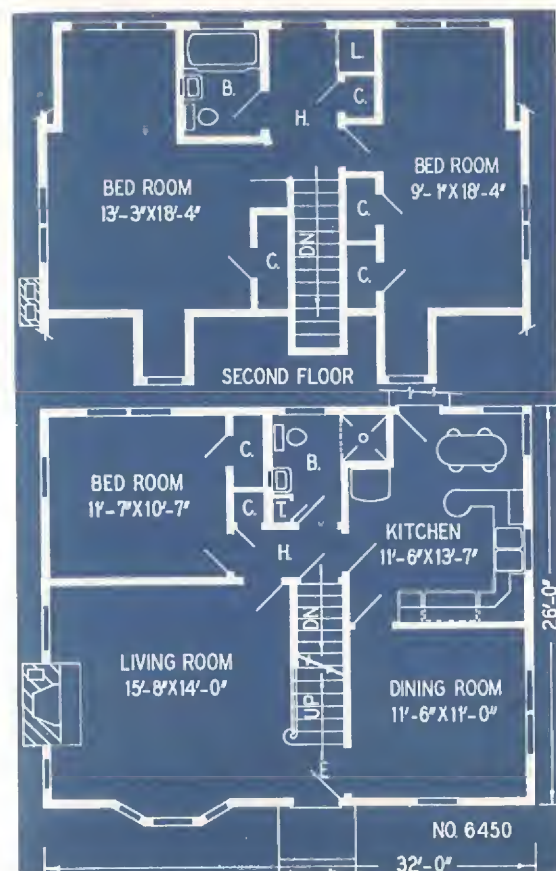
No. 6450—Although the traditional center hall has been eliminated in this modern version of the Cape Cod design, the rooms are so located that there is no cross-traffic any place in the house. The efficient U-shaped kitchen has both a breakfast nook and a serving bar. The downstairs bath has a shower, while a tub is specified for the upper bathroom.

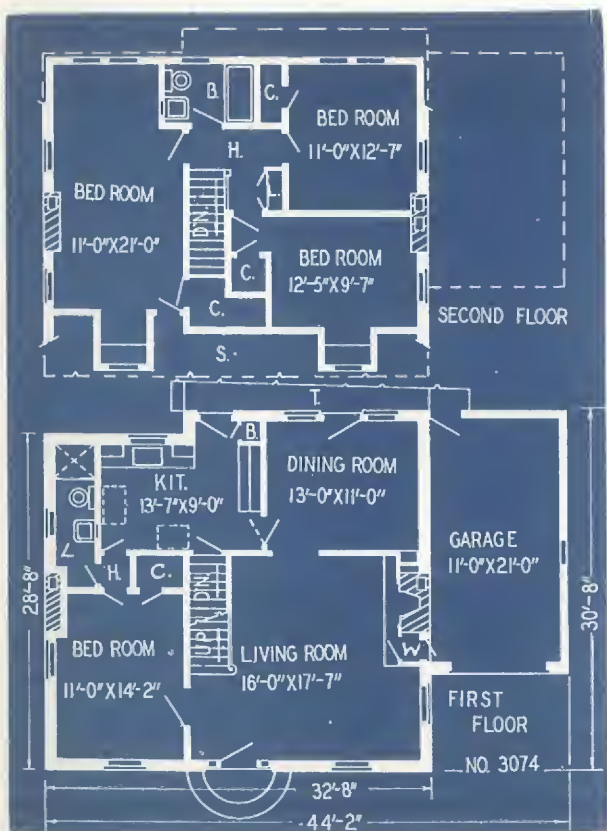
Cubic Feet:

Basement	7,215
First Floor	7,887
Second Floor	5,573
Attic	1,260

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No. 3074—This beautiful brick veneer design has an excellent plan arrangement of seven lovely rooms, two baths, closets and attached garage. The complete plans show a full basement with a recreation room.

Cubic Feet:

Basement	7,992
First Floor	8,492
Second Floor	5,544
Garage	1,920

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Into the development of these plans has been packed our 40 years experience helping thousands of families build homes of maximum quality at minimum cost.



No. 4675—A beautiful and economical house to build. It is hard to imagine a more convenient kitchen with its dining nook than the one shown in this design. All rooms are conveniently arranged.

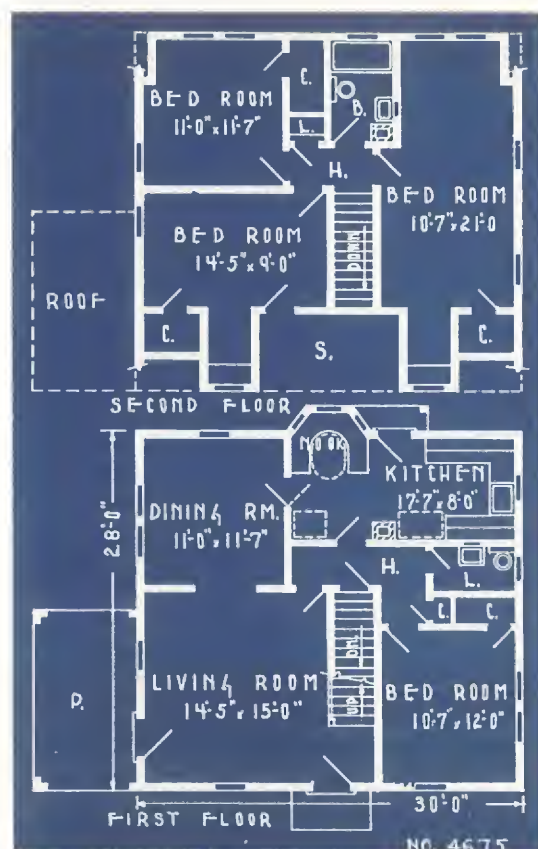
	Cubic Feet:
Basement	6,816
First Floor	7,242
Second Floor	5,760

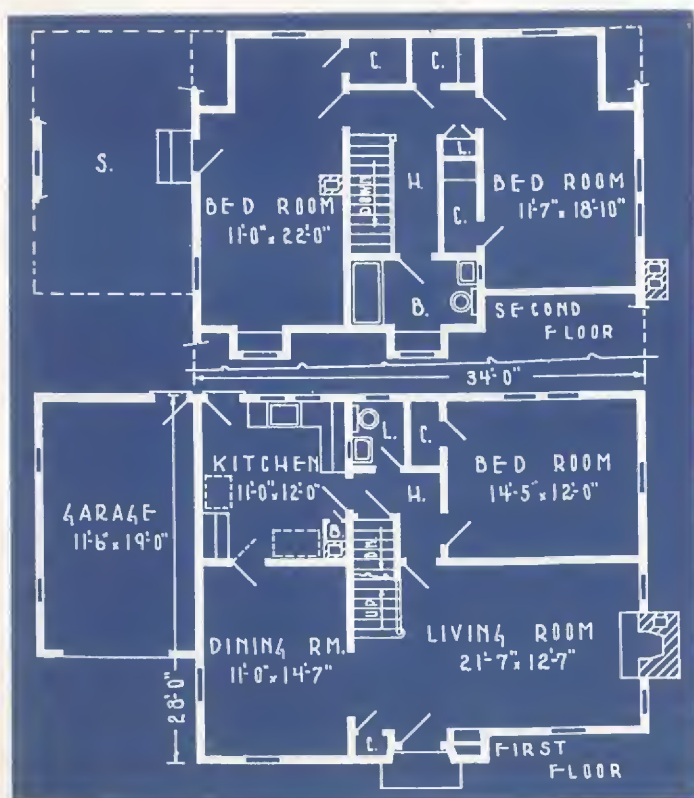
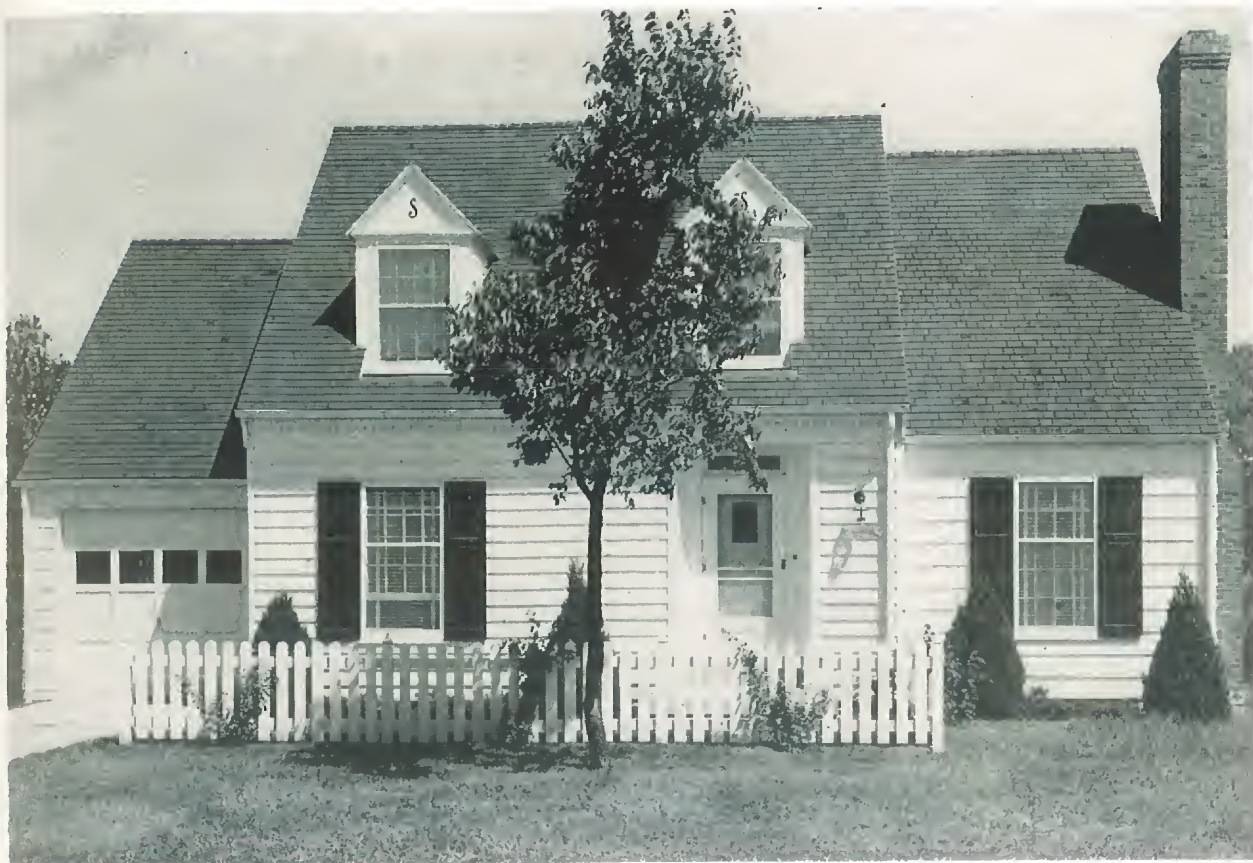
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No. 4607—An exceptionally beautiful and well proportioned Early American type of design. The little picket fence is in keeping with the house and adds greatly to its hominess.

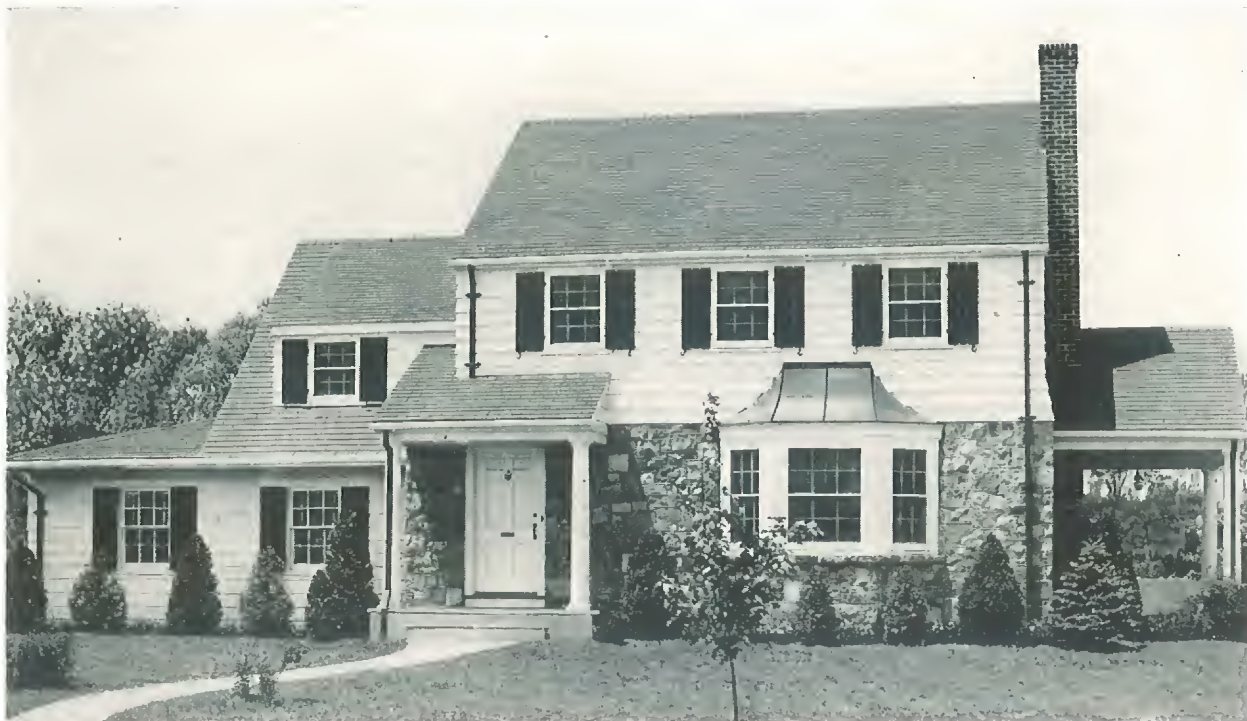
Cubic Feet:

Basement	7,324
First Floor	7,788
Second Floor	5,960
Garage	1,920

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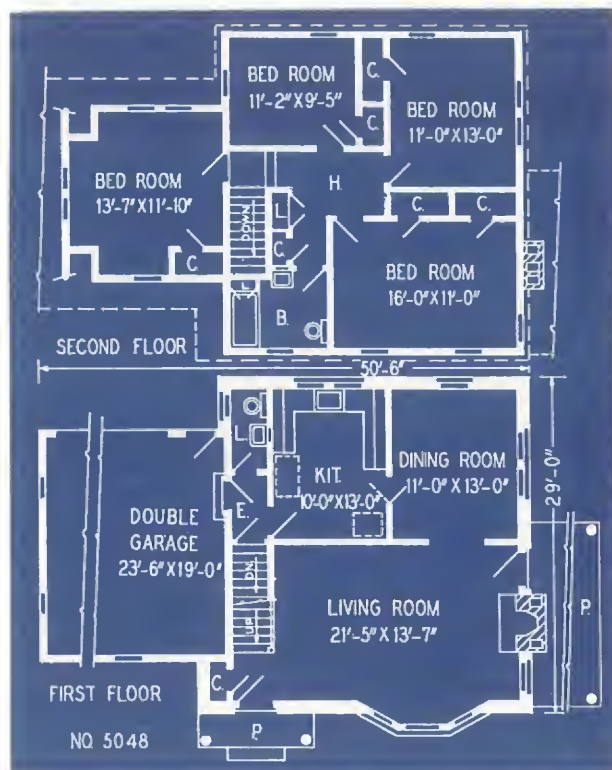


No. 5048—This very beautiful home is shown with rock veneer for the first story, but brick may be used if preferred or the house will be equally as attractive if entirely covered with siding. A large double garage is attached to the house but the outer garage may be omitted if desired.

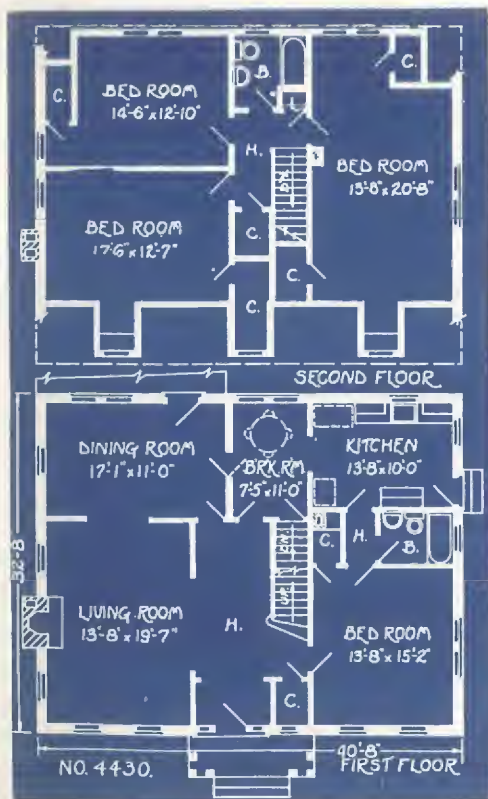
Cubic Feet:

Basement	6,536
First Floor	6,945
Second Floor	7,658
Garage	3,840

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No. 4430—This very beautiful Colonial house has quite an imposing but hospitable front entrance. Natural colored brick veneer with white mortar is shown for the exterior. Seven very fine well arranged rooms, two baths, breakfast room and ample closets are shown on the two floor plans. A full basement with a large recreation room is reached by the stairs from the breakfast room.

Cubic Feet:

Basement	10,560
First Floor	13,860
Second Floor	8,856

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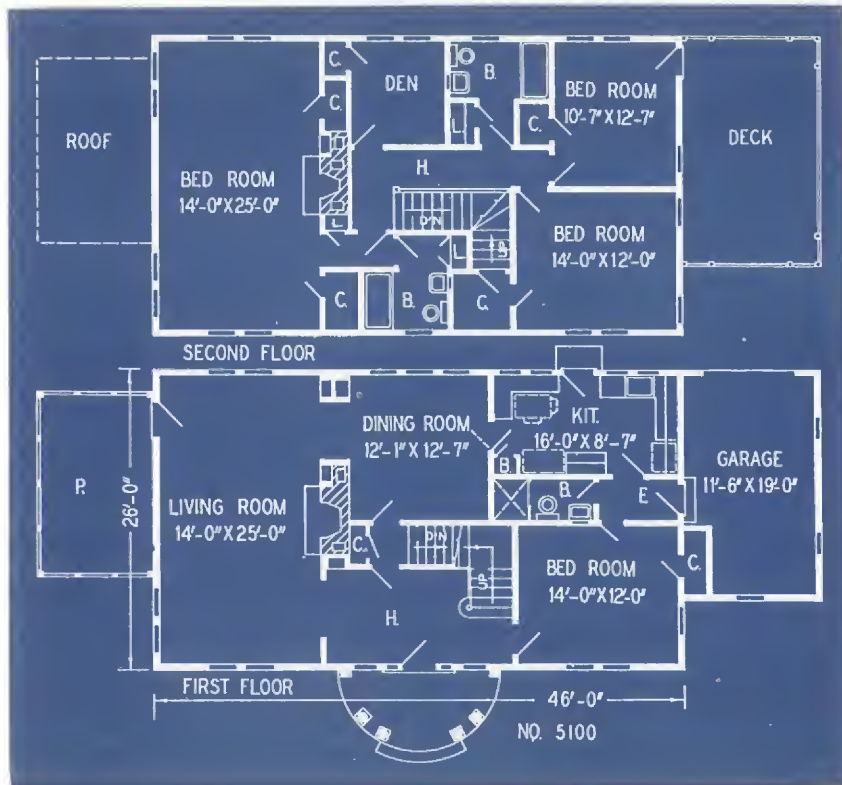
No. 5100—This is one of the loveliest of our Colonial homes. The entrance is impressive and dignified, yet there is an air of warmth and friendliness that invites one to enter and enjoy the spacious rooms.

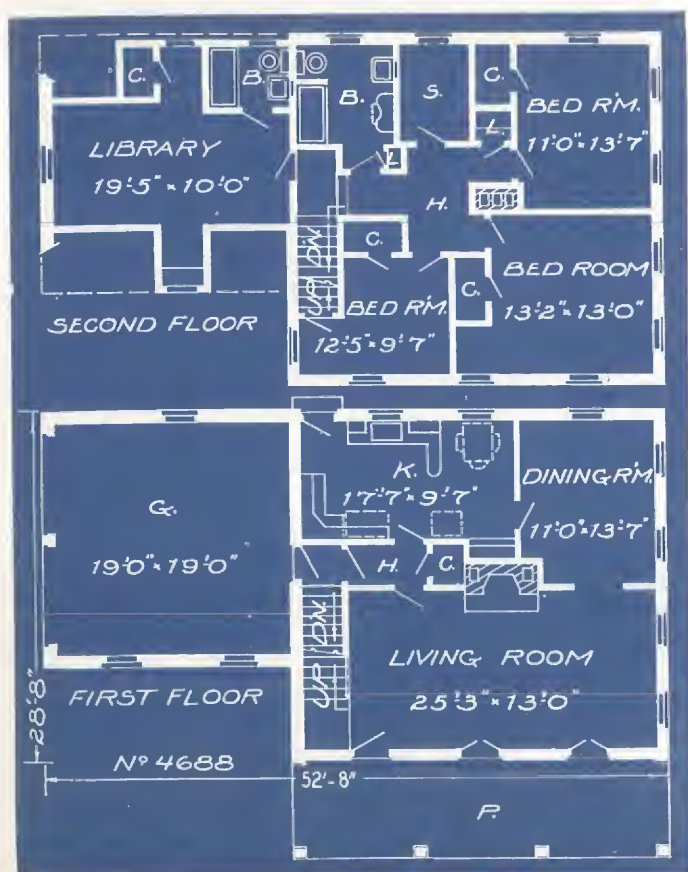
Cubic Feet:

Basement . . .	9,568
First Floor . . .	10,166
Second Floor . . .	10,166
Attic	5,980
Garage	1,920

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No. 4688—This design is a type of Old Southern Plantation home that still lives to grace our landscape and to give the atmosphere of hospitality for which the South is famed. Seven beautiful rooms, two baths, closets, and double garage are shown for this lovely home. The library may be used for a game room or guest room, if desired.

Cubic Feet:

Basement	7,192
First Floor	7,192
Second Floor	9,712
Garage	3,200

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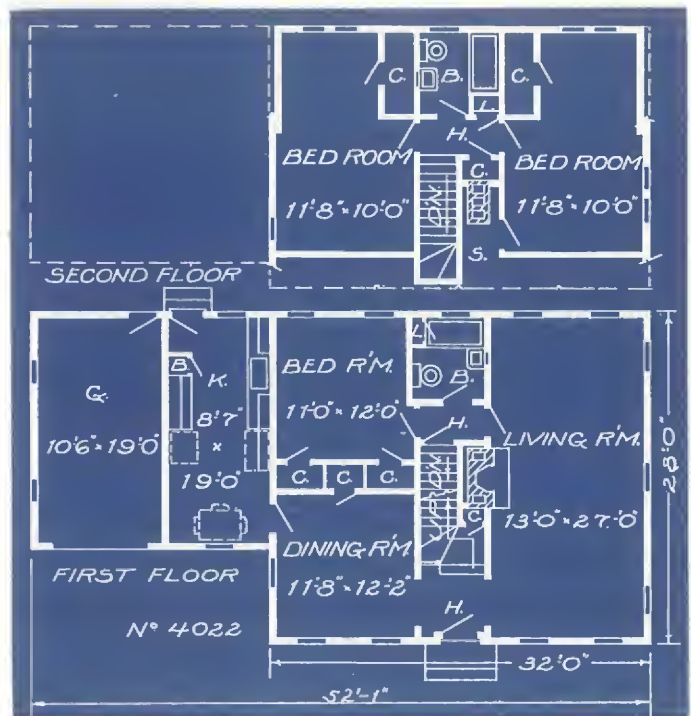
No. 4022 — Simple economical lines are shown in this lovely design and makes it easy to construct. The long narrow kitchen is ideal for the convenient arrangement of equipment. Six excellent rooms, two baths, closets and garage as shown.

Cubic Feet:

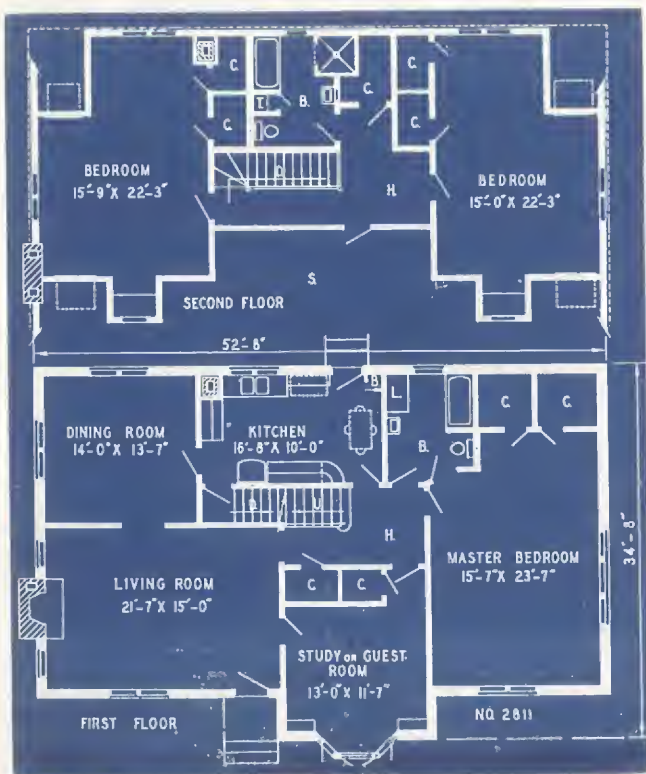
Basement	8,608
First Floor	9,146
Second Floor	4,864
Garage	1,760

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No. 2811—This 1½ story design shows brick veneer used for exterior of the first story with horizontal siding above. There is a recreation room with a fireplace in the full basement. The numerous closets allow for plenty of storage space.

Cubic Feet:

Basement	12,248
First Floor	12,707
Second Floor	6,583

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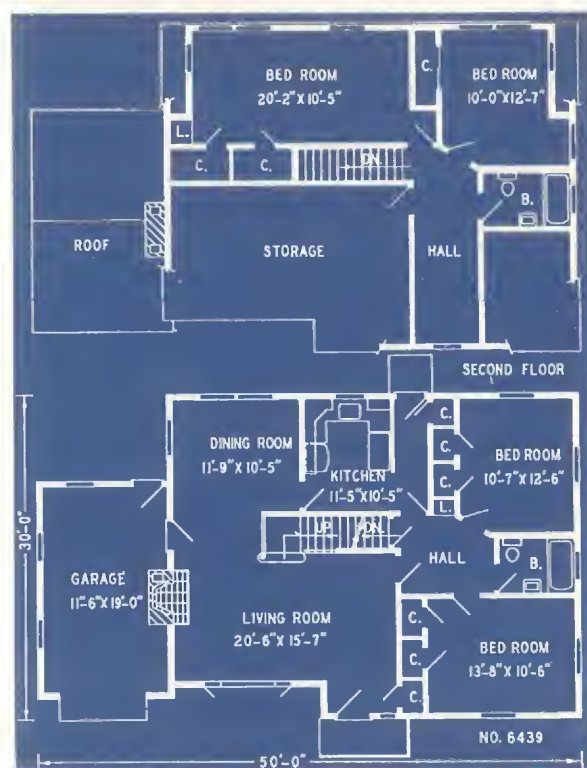
No. 6439—Adapted from Early American styling this seven-room house has an extremely modern and convenient floor plan. It is a house that can grow with the family's needs, for the first floor contains a complete arrangement for a five-room house, making it possible to leave the second floor unfinished until the space is needed at some future time. The front-to-rear hallway system not only is convenient but also aids in eliminating needless traffic through the living and dining room. The area immediately behind the garage would be an ideal location for a terrace.

Cubic Feet:

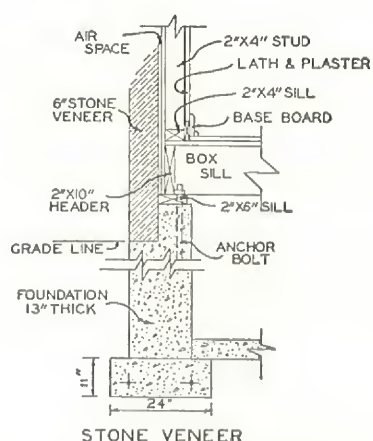
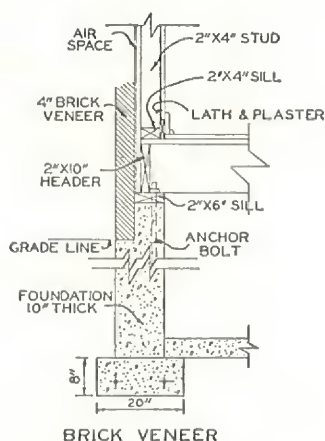
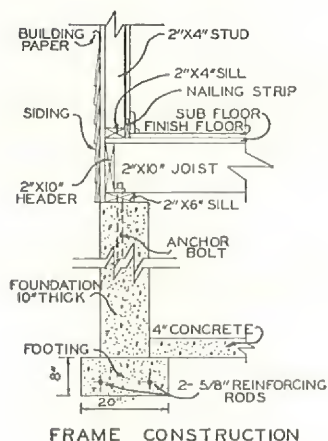
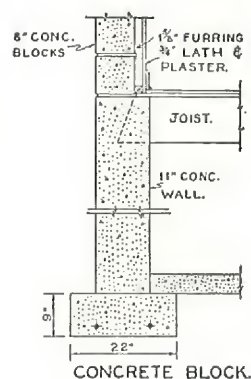
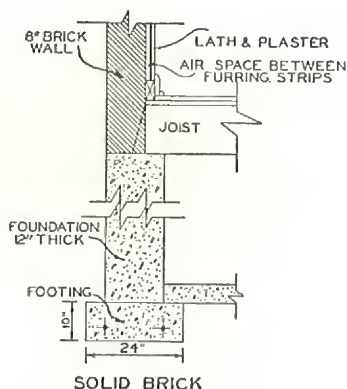
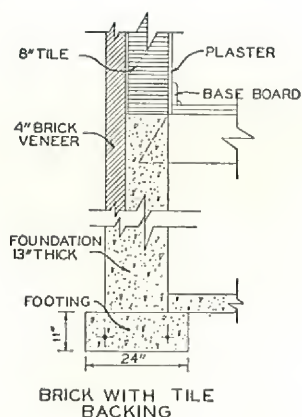
Basement	9,882
First Floor	10,322
Second Floor	6,003
Attic	2,198
Garage	2,000

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Residence plans presented in this book are stock plans covering the construction of homes shown by photos and floor plan diagrams.

While it is impractical for us to change our tracings to show alterations, minor changes in design and material substitutions can be handled by any competent builder who is familiar with various types of construction, without going to the expense of making up special plans or supplements.

Let's assume, for example, that plans on the home you want to build, specify frame construction instead of brick veneer, for exterior walls. A brick veneer wall is made by applying one course of brick to the outside of a frame wall, instead of wood siding. Typical sections of both frame and brick veneer walls, are included in the above drawings. The drawings show the foundation walls are the same thickness, but since the brick is on the outside of the frame the foundation should be set out the thickness of the brick, all around, in order to provide a base for the veneer.

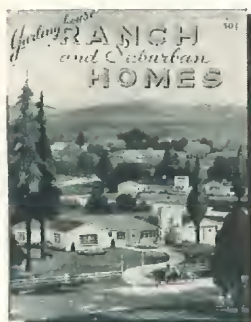
Perhaps you would like to add an extra window to the living room, dormer to an upstairs room, or move the partition between the kitchen and dining room to increase the size of the kitchen. Such changes are simple to handle, and may be added to the stock plans by the builder, using a colored pencil, and will serve as a guide to the carpenters on the job.

Filling in blank spaces in the SPECIFICATION AND CONTRACT FORM which accompanies each set of plans, will serve as a written confirmation of all verbal understandings, notations on plans required to meet local ordinances, minor alterations, etc., between owner and builder, and will form the legal basis upon which their relationship is established.

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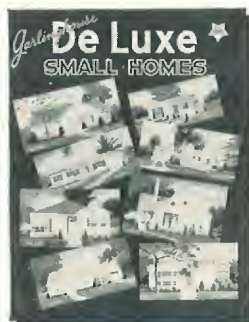
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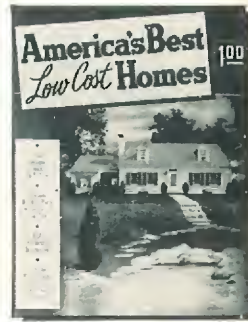
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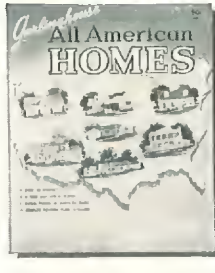
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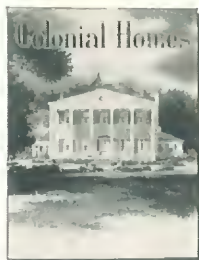
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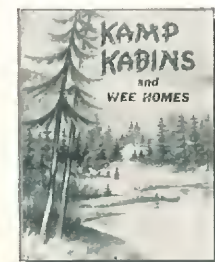
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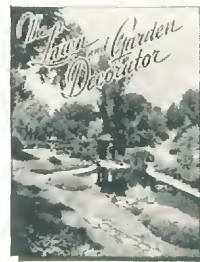
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Complete plan sets when ordered will be sent by return mail. All transactions with The L. F. Garlinghouse Co., Inc., are on a money-back guarantee basis. If for any reason you are not satisfied, return the unused plans within five days and receive full credit on new plans or a refund.

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TOPEKA, KANSAS